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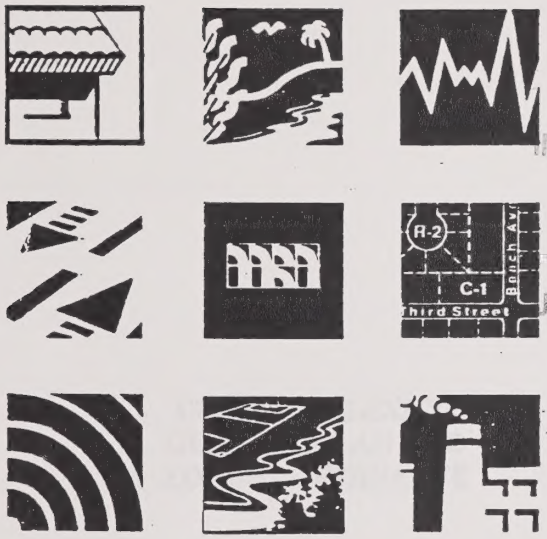

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City of Calexico

General Plan and Zoning Ordinance

FEBRUARY 1992

CITY OF CALEXICO
GENERAL PLAN AND
ZONING ORDINANCE

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INTRODUCTION

The City of Calexico is the second largest city of the seven cities located in Imperial County. Physically Calexico is located in the southernmost portion of Imperial County adjacent to the United States and Mexican border. While the planning area of the City covers more than 14 square miles, the City of Calexico currently consists of approximately 4 square miles. Calexico's neighbor south of the border is Mexicali with an estimated population of over 850,000 people. The City of Calexico has an estimated population of 19,574 as of January 1989. At buildout of the City of Calexico, at full density in accordance with the General Plan, the estimated population of the City would be 32,090.

The General Plan: An Overview

The General Plan and its companion document, the Zoning Ordinance, are perhaps the two most important documents for the City. These documents represent the consensus of community values, ideals, and desires of the City for the next 20 years. This is the first time since the early 70s that the City has looked at a comprehensive update of the General Plan and Zoning Ordinance. The General Plan and Zoning Ordinance for the City of Calexico organizes the desires of the residents of Calexico in regard to the physical, social, economic, and environmental character of the City. The city of Calexico General Plan and Zoning Ordinance maintains what Calexico is now and provides the direction for what Calexico desires to be in the foreseeable future.

Two Legal Documents

The City of Calexico General Plan and Zoning Ordinance are two legal documents of the City. The recommendations and requirements stated in the General Plan and Zoning Ordinance are legally binding and are enforced by the City, state, and federal law. These documents include provisions for long-range planning and the means of carrying out those plans through zoning. It is the basic purpose of the General Plan to recommend the long-range physical planning of the City and provide general guidelines for decision making in regard to long-range social, economic, and environmental goals. The Zoning Ordinance provides the specific physical land use planning criteria which implements the General Plan.

Legal Perspective

The City of Calexico is a "legal subdivision" of the State and must meet certain requirements of state law. There are many state laws and court decisions regarding city planning and environmental quality that require the City of Calexico to prepare and adopt long-range and short-range planning documents. Calexico is required by state law to adopt and implement a General Plan (California Government Code Section 65300 et. seq.) and prepare and implement a Zoning Ordinance that is consistent with the adopted General Plan (California Government code Section 65800 et. seq.). General Plan law requires the City to adopt seven mandatory elements as part of the General Plan. These elements are Land Use, Housing, Circulation, Open Space, Conservation, Noise, and Safety. Calexico has chosen to add two optional elements: Parks and Recreation and Public Facilities.

The Organization of the General Plan and Zoning Ordinance

The General Plan and Zoning Ordinance are organized into six chapters - Community Development, Resource Management, Hazard Management, the Zoning Ordinance, and the EIR. The General Plan, chapters 1 through 4, establishes goals for each element. The goals are followed by a set of objectives that will help attain the particular goal. Specific policies follow each objective and are incorporated into the Zoning Ordinance. The EIR chapter uses the information in the General Plan and Zoning ordinance as a foundation for environmental setting and describes impacts and mitigation requirements.

COMMUNITY DEVELOPMENT

Community Development is associated with the physical development and organization in a functional, aesthetic pattern. The Community Development section, more than any one section, will influence the image of the City. It serves as the primary vehicle for ensuring the logical organization of land uses, roadways, housing opportunities, and public facilities. Included in the Community Development Section are three state-mandated General Plan elements - Land Use, Circulation, and Housing - and one optional element - Public Facilities.

RESOURCE MANAGEMENT

Resource Management is associated with conserving, managing, and improving the City of Calexico's natural resources. This section contains provisions to conserve, improve, and protect those areas of the community that have significant value. This section is comprised of two state-mandated General Plan elements that have been combined as one - Open Space and Conservation - and one optional element - Parks and Recreation.

HAZARD MANAGEMENT

The Hazard Management sections contains the provisions for the protection of life, health, and property as a result of hazard occurrence. This is accomplished by the: 1) identification of hazards or hazardous areas, and 2) establishment of hazard management guidelines.

ZONING ORDINANCE

Zoning is one of many legal and administrative devices by which City plans may be implemented. The City of Calexico Zoning Ordinance is the primary tool for the implementation of the City of Calexico General Plan. It sets forth the regulations for the development or redevelopment of all property by establishing:

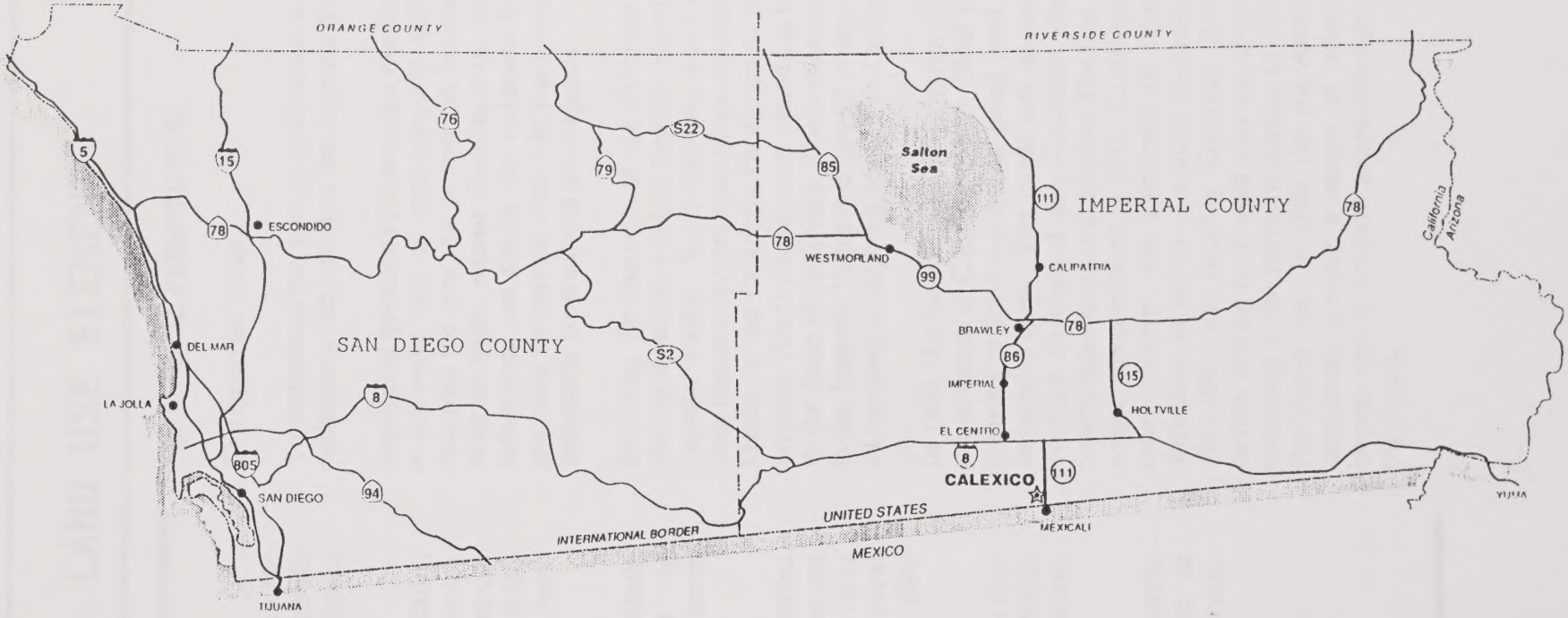
setbacks;
building height;
landscape requirements;
use restrictions;
animal regulations;
density of development;
lot size, width, and depth; and
fencing requirements

The Zoning Ordinance, along with the Zoning Plan, delineate precisely where and what can or cannot be done.

ENVIRONMENTAL IMPACT REPORT

The final chapter of the document is the EIR. The EIR relies upon the background information, the goals, policies, and objectives of the General Plan and the implementation dictates the Zoning Ordinance to examine the impacts of the adoption of the General Plan and zoning Ordinance upon the environment. The EIR is primarily a program document. The specific impacts of development should be examined on a case by case basis to determine the needed environmental documentation.

Vicinity Map



LAND USE ELEMENT

HIGHLIGHTS

Calexico and Mexicali: Mexicali industrial growth directly benefits Calexico. (See page L-2).

Land Use Compatibility: Land use distribution creates organized land use patterns and compatability with adjacent land uses. (See page L-4).

Public Service Constraints: Development set to exceed capacity to serve. (See page L-4).

Rural Character of Calexico: Encouraging land uses and development that promotes the rural lifestyle and image. (See page L-5).

Planned Residential Developments: PRDs allow design flexibility. (See page L-8).

Sphere of Influence: Review sphere of influence at appropriate intervals. (See page L-12).

HISTORICAL PERSPECTIVE

The Imperial Valley

To understand the history of Calexico it is important to understand the history of the Imperial Valley as a whole.

Geological evidence indicates that hundreds of years ago a salt-water lake of approximately 4,500 square miles occupied the area that is now the Imperial Valley. This body of water, named Cuahilla after the area's Indian inhabitants, was fed by the Colorado River. The lake gradually evaporated over 600 years ago, leaving a vast depression covered with salt deposits.

Following the discovery of the Colorado River in 1540, various expeditions led by Spanish explorers crossed the Imperial Valley. Soon after the initial expeditions, Lt. Juan Bautista de Anza established an overland route from Mexico to the California Pacific Coast for colonists and supplies. This overland route resulted in the first missions in the State of California. These missions were founded in the Imperial Valley and served as the way stations for all overland travel from Mexico to California.

In 1892, the Colorado River Irrigation Company, under the direction of C.R. Rockwood, Chief Engineer, began planning to build a canal to bring fresh water into the Imperial Valley. The canal was to connect with the overflow channel of the Colorado River and extend several miles south into Mexico. The first water diversion project was completed in 1901. Construction on the main canal, however, was hampered by financial and legal difficulties as well as by natural disasters. In the period 1902-1907, the flooding Colorado River changed its course, flowing northward into the Imperial Valley and remaining in the northern portion to create what is now the Salton Sea. In 1940, the All American Canal was completed, creating a means of irrigating which has become one of the most productive agricultural areas in the nation.

Calexico

The City of Calexico was incorporated in 1908. Located 198 miles south of Los Angeles and 120 miles east of San Diego, the City is situated on the U.S./Mexican border, adjacent to Mexicali, Baja California, Mexico. Calexico is a major entrance point for thousands of persons as well as large amounts of goods traveling between the two countries. Its economy reflects its proximity to the Mexican border and its location in an agriculturally oriented California county.

Calexico is a unique community. Economically, the city largely functions as a suburb of Mexicali. Traditionally, Calexico has had a relatively strong retail sector, which is oriented to providing finished goods for the Mexicali market. Businesses in Calexico rely heavily on sales to Mexicali residents, and merchants have greatly benefited from this reliance. The drawback to this sort of reliance is that in times of economic crisis in Mexico, Calexico's economy suffers. The dollar's strength and the devaluation of the Mexican Peso prices many items out of the reach of many Mexican consumers.

The population of Imperial County is estimated at 115,700. Calexico is the fastest growing of the cities in the Imperial Valley, with an average annual increase of approximately 3.0 percent. Also important is the large number of legal U.S. resident households who live in Mexicali. This can be largely attributed to the extremely low vacancy rate in the City. There is not enough housing available for those who want to live in Calexico. Although no exact figures are available, Mexican planners estimate that there could be a minimum of 10,000 legal U.S. resident households residing in Mexicali. This is substantiated by the fact that almost 20 percent of the employment opportunities in Imperial County are held by non-residents. According to the 1980 census, the majority of the City's population, 94.1 percent, are Spanish-surnamed.

Mexicali

Calexico is adjacent to the metropolitan complex of Mexicali, Baja California, Mexico. Mexicali is the larger of the two cities; 552,901 persons in 1983 compared to Calexico's 1984 population of 16,441 (State Department of Finance). If present trends continue, by the year 2000, Mexicali's population will top 1-million, while Calexico will reach only 25,000 (SCAG 82 modified).

The City of Mexicali is the capital of Baja California. The City has three universities and several technical schools. Mexicali is situated on the U.S./Mexican border and provides proximity and uncongested access to the U.S.A. via several blue chip freight companies and rail services, resulting in significant savings to exporters and importers. The City of Mexicali has the third largest number of Maquiladora industries on the U.S./Mexican border. Projections show that Mexicali will surpass Tiajuana and Juarez to become the city with the most Maquiladora type industry. Maquiladora industries can be typified as assembly operations that occur where labor rates are less costly -- in this case Mexicali. The growth of Mexicali as a premier industrial city only helps the City of Calexico. Consequently, an assumption can be made that the more industry that exists in Mexicali, the more jobs that exist and the more money there is to be spent...in Calexico. In addition, the Maquiladora industries located in Mexicali will eventually establish sister plants in the U.S. to aid in the distribution of the products. The City of Calexico is in an ideal location to attract these sister plants. The future of Mexicali is extremely bright and because Calexico benefits directly from Mexicali's good fortune, the City of Calexico's future looks equally as bright.

Land Use Distribution - 1990

According to an MBA windshield survey conducted in February 1990, the City of Calexico had approximately 1128 acres allocated to housing, 163 acres to commercial uses , 85 acres to industrail uses, and the remaining acreage in the City can be allocated to agricultural/open space uses.

Future Land Use

In order to capitalize upon retail sales opportunities, the City should investigate opportunities to lure maquiladora uses or "sister"-plants to the City. Additionally, the City should make use of the specific plan overlay that will allow the City and future developers the flexibility to regulate the uses allowed that would most benefit the City and alternative land design opportunities that may not be available under typical land use designations. Additionally, the City should focus its efforts to attract a regional retail center. A regional center will generate not only much needed sales tax but should also be designed to attract users from above and below the border. The regional center should be anchored by a moderate-priced department store and should consequently be built in phases to determine community support for such a use.

LAND USE PLAN

The Land Use Plan for Calexico is one of the most important documents for the control of the direction of development that the City has. It serves as a graphic summary of the General Plan text depicting the provisions of each of the elements and illustrates the arrangement of land uses at full development of the City; referred to as "ultimate buildout". The Land Use Plan does not establish specific time frames for the phasing of future development. Land use policies and the like are fully detailed in the text of the Plan and are applied on a city wide basis.

The Land Use Plan includes land use categories. There are residential categories, commercial, industrial, agricultural, and a specific plan overlay category. Future development areas are designated as Agricultural, until such time as a specific plan can be brought forward for review and approval by the City.

The Land Use Plan takes into consideration the adopted 1982 Airport Land Use Plan, which governs the development and expansion of the Calexico International Airport. Specifically, the Land Use Plan takes into consideration the designation of certain areas around the existing and planned runways in the areas of "critical, concern and caution" as identified within the planning area for Calexico International Airport. In the critical area along the north runway, the Plan envisions the continuation of industrial land use and very low density single-family residential. Along the west runway the Plan envisions industrial land use. It should be noted that the airport expansion plans were made before any of the surrounding land was zoned residential. The adjacent residential land was originally farmland zoned agricultural and rezoned to residential after the expansion plans were completed.

Residential

Rural Residential: The Rural Residential category is single-family residential at 0.5 to 1 dwelling unit per acre. It is intended to permit the continuation of agricultural and farm

uses while allowing the development of single-family residential units at a very low density. It is located within the northwestern portion of the planning area. and has been designated as such in order to maintain the rural character of the area and to limit the residential density within the critical noise planning area of the Calexico International Airport.

Residential Single-Family: This category covers the existing single-family residential areas within the city limits. This category is typically the single-family lot size. The minimum lot size is 6000 square feet. The density of this category is 1 to 5 dwelling units per acre.

Residential Condominium: The Residential Condominium category bridges the gap between the single-family residential and the rental units. This category represents the opportunity for the first time buyer to enter into the ownership market. Units within this category are generally developed as an attached product with densities ranging from 5 to 20 dwelling units per acre.

Residential Apartment: The Residential Apartment category includes duplexes. triplexs. fourplexs and other multiple unit buildings. This category has a density range from 20 to 30 dwelling units per acre and is generally developed in an attached product. Multiple family dwellings built in this category are not permitted to be converted to condominiums.

Mobile Home Park: The Mobile Home Park category is used to designate specific areas for the exclusive development of mobile home units within a park environment. Density in this category range from 5 to 8 dwellings per acre. The parks should have a mix of 70 percent double-wide and 30 percent single-wide coaches.

Commercial

Commercial Specialty: The Specialty Commercial category represents those commercial uses which are concentrated in the downtown area. Standards for this category must ensure that amenities are provided which will ensure patrons a safe and healthful shopping environment.

Commercial Neighborhood: The Neighborhood Commercial category provides for the location of shopping centers approximately 10 acres in size. situated at major intersections within or nearby residentially planned areas in order to serve the community with major grocery, drug store. and neighborhood related retail service shopping.

Commercial Highway: The Commmercial Highway category provides for the attraction of auto dealers and major retail users. This category will not only provide needed retail sales tax revenue to the City, but will focus retail activities into shopping centers providing cohesive architectural themes and will eliminate the mirage of signs and curb cuts which detract aesthetically from Highway 111.

Commercial Office: The Commercial Office category is designated to not only permit offices within this category, but uses such as restaurants. hotels and motels. theaters. health clubs. and ancillary retail commercial uses are also permitted.

Industrial

General Industrial: The General Industrial category is located around the airport and provides for uses which take advantage of the airport for part of their business. These uses can range from light industrial office parks to research and development, to incubator industrial, to warehousing to distribution centers. Development in this category is envisioned to be concrete tilt-up construction block construction or metal. Fabrication, assembly, packaging, processing, and storage in conjunction with limited retail are typical uses in this category.

Rail-Served Industrial: The Rail-Served Industrial category represents a continued commitment of the City to the agricultural production of Calexico. Currently, there are numerous operations within the City. Additionally, it provides for an opportunity to locate major rail-served industrial users with a focus upon maquiladora users and exporters of goods to Mexico (Free Trade).

Agriculture

Agricultural: The Agricultural category represents a continuing connection with the heritage of the City while also providing a holding area for future development. Any change in the land use in this area will be accompanied by a Specific Plan which details the development, facility phasing, and cost/benefit to the community.

Specific Plan Overlay

Specific Plan Overlay: The Specific Plan Overlay category can be used on any parcel within the City to detail more directly than the zoning ordinance and General Plan, the specifics of development desired for the site by the City. The intent of this category is to provide flexibility in development regulations and to encourage higher design and uses upon the land in the area which it is designated. The category is anticipated to be used in the agricultural area and on large tracts of land over 50 acres. The regulations for development within the Specific Plan area follow the guidelines set forth in the State Law (Government Code Sections 65450 et. seq 65457).

Regional Center: The Regional Center category is intended to attract users from a regional area. A Regional Center will also generate much needed sales tax revenues. A regional center should be designed to attract users from above and below the border and should be built in phases initially anchored by a moderate-priced department store.

Public: The Public category is for use on all publicly owned property, such as land owned by the city, county, state, and public agencies and/or districts.

LAND USE GOAL

Land use should be planned and located to promote and retain the urban/rural-residential character of Calexico through continuing to provide urban level services and uses in the developed areas while providing development direction for the rural areas of the city. All development

should be provided with adequate public services and facilities which promote the character of the area.

Distribution of Land Use

Objective 1

Land use distribution should be accomplished in a manner that protects the existing urban and rural areas of Calexico while meeting the goals, objectives, and policies of the General Plan; the land use distribution should be such that the integrity of the existing land use is maintained and/or enhanced, and the new land use is distributed to encourage the development of rural residential.

Policy 1

a. Adequate densities shall be established for new development projects so that they will be compatible with the existing surrounding development.

b. New urban development shall be adjacent to existing urban development. Where questions of adjacency exist, it shall be determined by the City Council upon recommendation of the Planning Commission.

c. New rural residential development shall be adjacent to existing rural development. Where questions of adjacency exist, it shall be determined by the City Council upon recommendation of the Planning Commission.

Land Use Compatibility

Objective 2

Land use distribution should create a pattern which organizes land uses in order to maximize compatibility with adjacent land uses.

Policy 2

a. Where land uses conflict, there shall be adequate buffering and/or setbacks required.

b. The Land Use Compatibility Matrix (Table LU-1) shall be used to determine general levels of compatibility.

c. In the event a question of compatibility exists between two uses/intensities, the lower intensity use shall take precedent.

d. The City Council, upon recommendation of the Planning Commission, shall make the final determination in those areas of questionable land use compatibility.

TABLE LU-1

LAND USE COMPATIBILITY MATRIX

	Rural Residential	Single Family Residential	Multi-Family Residential	Commercial	Industrial
Rural Residential		C	I	P	I
Single Family Residential	C		P	P	P
Multi-Family Residential	I	P		C	C
Commercial	P	P	C		C
Industrial	I	P	C	C	

C = Compatible
I = Incompatible
P = May be found compatible based upon provisions established through a Conditional Use Permit.

Public Service Constraints

Objective 3

The land use pattern and population of Calexico should be consistent with the capabilities of existing and planned public services and facilities.

Policy 3

a. The number of dwelling units in the City shall be limited to those which can be adequately served by public services and/or facilities.

b. The City shall maintain current information concerning the capacities of the public services and facilities it provides.

c. The City shall encourage other public service agencies to keep their capacity information current.

d. Land uses and development review applications that are inconsistent with the capability of any public service agency to provide cost-effective service shall not be approved.

e. Major extensions of services or utilities to facilitate land use change shall not be approved without a thorough review of all social, economic, and environmental factors with appropriate mitigation measures implemented, if necessary.

Natural Hazard Constraints

Objective 4

The distribution of land uses should consider the health, safety, and welfare of the community in regard to man-made and natural hazards.

Policy 4

a. Floodways shall be kept free and clear of any structure or other obstructions.

b. Floodplains if developed, shall meet the Federal Emergency Management Administration (FEMA) requirements.

c. Existing land uses within the crash zone, as defined by the Imperial County Airport Land Use Plan, of the Calexico International Airport shall not be expanded or enlarged beyond the requirements permitted in the zone.

d. Future land uses within the crash zone of the Calexico International Airport shall be rural residential, commercial and/or industrial.

Rural Character

Objective 5

The rural character of the outlying areas of Calexico should allow for the development of rural residential homes as a means of preserving some of the rural history of the area and to provide housing for the upper income limts.

Policy 5

a. In the development of the outlying land use in Calexico provisions shall be made in the development plans for large lot rural residential housing.

b. The keeping of farm or ranch animals shall be restricted to the rural residential areas and any continuation of farm or ranching activity is strongly discouraged.

Rural Residential

Objective 6

Rural Residential land use shall be provided for in the development of projects within the outlying areas of Calexico as part of a master plan or planned community development.

Policy 6

a. Development of rural residential units shall be appropriately buffered from adjacent land uses so as not to cause problems from any keeping of farm or ranch animals.

b. Existing rural residential land use areas shall be encouraged, upon annexation, to provide the City with a conformance schedule for the elimination of the farm or ranch activity.

c. One half acre lots shall be the minimum parcel size in rural residential areas.

d. Neighborhood commercial activities may be located on the border of rural residential and urban land uses.

e. Lots created as a result of a planned residential development shall not be further subdivided.

f. Mobile homes certified under the provisions of the National Mobile Home Construction and Safety Standards may be allowed on permanent foundations in single family residential areas where the mobile homes will be compatible with existing or future single family homes. Standards of placement on lots should be developed as specified in California State Law (Government Code Section 65852.3).

g. Manufactured housing units may be allowed in rural residential areas.

Single-Family Residential

Objective 7

Low density single-family residential land uses should be encouraged, in-fill areas to provide family oriented housing in a wide range of sizes and costs.

Policy 7

a. Single-family residential land uses shall be located in-fill areas adjacent to equivalent densities.

b. New single-family residential projects shall be encouraged to have a variety of housing types and styles.

c. Manufactured housing units may be allowed in single-family residential areas.

d. Mobile homes certified under the provisions of the National Mobile Home Construction and Safety Standards may be allowed on permanent foundations in single family residential areas where the mobile homes will be compatible with existing future single family homes. Standards for placement on lots should be developed as specified in California State Law (Government Code Section 65852.3).

e. Lots created as a result of a planned residential development (PRD) shall not be further subdivided.

f. Lots in single-family residential areas shall be a minimum of 6,000 square feet.

Multiple Family Residential

Objective 8

Multiple family residential of varying types and densities are encouraged where compatible with existing land uses and the provision of public services.

Policy 8

a. Multiple family residential land uses shall be located in areas where compatible with existing land uses and in close proximity to circulation, transit availability, commercial areas, and provision of public services and facilities.

b. Multiple family residential projects should provide sufficient open space to balance the developed areas of the site.

c. Multiple family residential projects should provide recreational uses and activities such as playgrounds, picnic areas, and pools.

d. Adequate parking based upon the number of bedrooms in individual units shall be provided.

e. Adequate access should be provided onto improved, City maintained roadways that can accommodate increased traffic.

f. Condominium projects shall be limited to density not to exceed 20 dwelling units per gross acre.

Approval of projects at the maximum density of this category shall be made on the basis of the findings by the Planning Commission and their recommendation to the City Council that the project under consideration meets and exceeds the standards of the General Plan and the zone.

g. Condominium projects shall include enhanced design features such as garages, increased number of parking spaces, and recreational facilities such as pools, spas, and ball courts.

h. Apartment projects shall be limited to 30 dwelling units per acre excepting provisions for affordable income housing as noted.

Approval of projects at the maximum density of this category shall be made on the basis of the findings by the Planning Commission and their recommendation to the City Council that the project under consideration meets and exceeds the standards of the General Plan and the zone.

i. Multiple family residential developments above 20 dwelling units per gross acre shall be for rental only and shall not be converted to units for sale.

Approval of projects at the maximum density of this category shall be made on the basis of the findings by the Planning Commission and their recommendation to the City Council that the project under consideration meets and exceeds the standards of the General Plan and the zone.

j. Apartments should be designed to accommodate both families and singles.

k. Senior citizen apartments in the Multiple Family Residential category may receive a bonus of up to 5 units per gross acre, to a maximum of 35 units per gross acre.

Approval of projects at the maximum density of this category shall be made on the basis of the findings by the Planning Commission and their recommendation to the City Council that the project under consideration meets and exceeds the standards of the General Plan and the zone.

l. Multiple family residential complexes may be eligible for a density bonus as a result of providing low and moderate income housing (see Housing Element Program).

Planned Residential Developments

Objective 9

Planned residential developments (PRD) may be used where design flexibility is desired and/or necessary and for the mitigation of onsite adverse physical conditions.

Policy 9

a. The density allowed in planned residential development land use areas shall be set by conditional use permit and shall be based upon the density of existing surrounding land uses, site conditions, and the availability of public services.

b. The density of any planned residential development land use shall not exceed 20 dwelling units per net acre.

Mobile Home Parks

Objective 10

Mobile home parks are encouraged where compatible with existing land uses and public services to provide alternative housing arrangements.

Policy 10

a. Mobile home park land uses should be located in areas with similar existing uses and densities.

b. Mobile home park land uses shall be located in areas where compatible with existing land uses and in close proximity to circulation, transit availability, commercial areas, and the provision of public services and facilities.

Commercial

Objective 11

Commercial land use, that is balanced in regard to size and distribution of goods with the current and future needs of the City, should be encouraged.

Policy 11

a. Neighborhood commercial centers should be designed and located in such a manner so as to compliment and not conflict with adjoining residential areas.

b. Specialty commercial uses such as swap meet sites, although typically transient in nature, should provide standard amentities such as paved parking lots, restroom facilities, shade structures, and food vendors.

c. The City should adopt an ordinance which would require a certain percentage of swap meet admission fees to the City's general fund.

d. Highway commercial uses along Highway 111/Imperial Avenue should encourage roadway oriented retail activity such as automobile sales, shopping centers, etc.

e. Retail uses within the highway commercial zone should be located within retail centers having centralized ingress and egress points in order to minimize curb cuts along Highway 111.

f. A regional shopping center should be developed in stages. The regional center should be anchored by a moderate scale retail store. The center should encourage a variety of uses which will attract users from the region.

Industrial

Objective 12

Industrial land uses that provide a full range of industrial and manufacturing services are encouraged where they are compatible with existing land uses; industrial parks are encouraged with a specific plan of land use or planned development within a planned community.

Policy 12

a. Industrial uses shall be located so as to not create adverse impacts on surrounding land uses and/or the City circulation system.

b. Heavy industrial land uses should be primarily designed for manufacturing, assembly, packaging, processing, fabrication, and storage. Retail sales would be permitted when parking requirements are met.

c. Industrial land uses shall be adequately screened to reduce glare, noise, dust, and vibrations.

d. Noise attenuation measures such as buffer zones or noise attenuation walls shall be used to reduce outside noise levels when existing residential developments are adjacent to new or existing industrial developments. Outside noise levels at the property line should be 60 dBA CNEL or less.

e. All outside storage shall be maintained in an orderly manner.

f. Light industrial land uses shall be approved through a planned development within a planned community.

g. The industrial park environment should blend well designed and functional buildings with landscaping.

h. The types of activities allowed in industrial park land uses include: light industrial uses, office and administration facilities, research and development laboratories, warehousing, as well as support commercial services.

i. Industrial and manufacturing uses should be located adjacent to the railroad to take advantage of transportation links and maquiladora businesses.

Airport Land Use

Objective 13

In the event that Airport Management receives a substantial number of complaints regarding increases in noise levels, the City of Calexico may request noise abatement procedures be established and implemented.

Policy 13

a. The City shall work with the Airport Management to encourage and attract compatible users and uses in and around the airport.

b. Significant changes in land use in and around the airport shall be referred to the Airport Land Use Commission for their comment and consideration.

Land Use and Circulation

Objective 14

Land use should not overburden the City circulation system.

Policy 14

a. No land use should be approved that will increase the traffic on a City roadway above the roadway's existing design capacity at Level of Service "C".

b. The City should continuously monitor the impact and intensity of land use on circulation to ensure that the circulation system is not overburdened.

c. The land use pattern should encourage the use of public transportation by City residents and visitors.

Agricultural Development

Objective 15

The City should support and promote the continuation of ongoing agricultural uses which provide economic return to the City directly or indirectly.

Policy 15

a. The City should encourage agricultural uses on vacant lands master planned for other land uses, as an interim use.

b. The City should periodically evaluate the viability of the economics to continuing the agricultural use.

Regional Land Use Planning

Objective 16

The City should support and promote the efforts made to provide a reasonable regional land use planning program.

Policy 16

a. The City should support and participate in the Southern California Association of Governments' (SCAG) regional land use planning programs.

b. The City should evaluate the impact on regional land use planning when considering major changes to its land planning program.

Intergovernmental Coordination

Objective 17

The City should encourage the coordination of land use planning programs among local, regional, state, and federal jurisdictions.

Policy 17

a. The City should evaluate the land use planning programs of neighboring jurisdictions when considering changes to its land use program.

b. The City should notify affected jurisdictions of changes to the City's land use planning programs that may affect them.

c. The City should cooperate with adjoining jurisdictions through review and comments on changes to land use plans that may affect Calexico.

d. The City's General Plan shall be consistent with the Airport Land Use Commission Plan for the Calexico International Airport to the full extent of state law.

Sphere of Influence

Objective 18

The City should review its current sphere of influence area at appropriate intervals (a minimum of once every 2 years) to assure that the sphere continues to delineate the logical areas of future City growth.

Policy 18

a. The City sphere of influence shall be the logical extension of the areas of future City growth.

b. The City should work with the Local Agency Formation Commission (LAFCo) and the County of Imperial to maintain and establish sphere of influence boundaries.

c. Sphere of influence boundaries should have physical or topographic boundaries easily discernible on the landscape.

d. Expansion of the sphere of influence boundaries shall take into consideration the logical extension of Calexico's public services such as water, sewer, police protection, fire protection, schools, and commercial services.

HOUSING ELEMENT

HIGHLIGHTS

Farmworkers: EDD estimates that 31 percent of all employment in Imperial County is agriculture. There are no affordable housing units for farmworkers, therefore many cannot afford suitable housing. (See page H-4).

Homeless: Neighborhood House estimates there are approximately 200 homeless persons in Calexico. (See page H-5).

Housing Needs: A very low vacancy rate of 1.42 percent makes affordable housing hard to come by. (See page H-7).

Condition of Housing Stock: The current housing stock is in relatively good shape, but some areas need immediate attention. (See page H-9).

Employment Trends: Due to the prevalence of unskilled agricultural and retail occupations, median income in Calexico is low. (See page H-10).

INTRODUCTION

For several years the state legislature has placed the statewide housing crisis as one of the most important issues facing the people of California. This has resulted in several new laws regarding housing, particularly laws that guide local governments in identifying their housing needs and implementing programs to meet those needs. In 1980, legislation was passed which established new requirements for local Housing Elements. The basic intent of the legislation was the need for cooperation, particularly between local and regional planning agencies, to identify the extent of housing needs and solve the housing crisis.

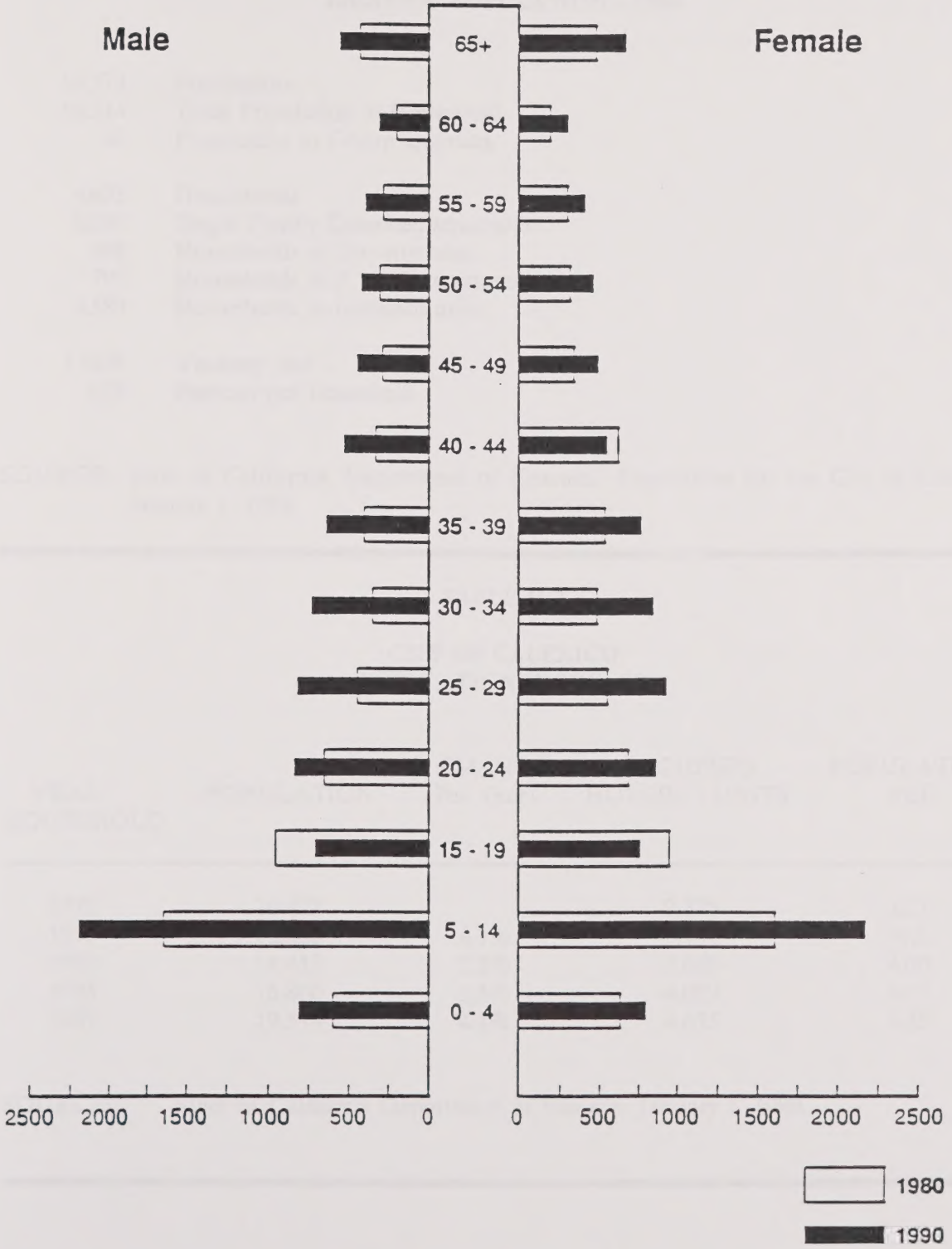
This document examines Calexico's housing needs as they exist today, and in the future. It sets forth statements of community goals, objectives, and policies concerning those needs. It includes a housing program responsive to Calexico's present and future needs, constructed within the context of available resources and realistic quantification of housing objectives. The Housing Element concludes with a comprehensive statement of the City's housing policies and a specific guide for action programs to be taken in support of those policies.

POPULATION AND HOUSEHOLD CHARACTERISTICS

Population Trends

According to the California Department of Finance, Calexico's Population as of January 1, 1989, was estimated at 19,574, an increase of 5,162 persons since 1980 (see Tables H-1, H-2, and H-3). This increase, averages 571 persons per year, and represents the continuation of a roughly 3.0 percent growth rate has since 1980. With a population of 115,700 persons living in Imperial County, approximately 17 percent, about one-fifth, reside in the City of Calexico. Growth in Imperial County as a whole has remained at about 2.3 percent since 1970.

Age/Sex Profile



H-1
Figure

TABLE II-1

EXISTING POPULATION - 1989

19,574	Population
19,514	Total Population in Household
60	Population in Group Quarters
4,655	Households
2,869	Single Family Detached structures
698	Households in 2-4 structures
798	Households in 5 unit structures
4,589	Households in occupied units
1.42%	Vacancy rate
4.25	Persons per household

SOURCE: State of California, Department of Finance. Projections for the City of Calexico, January 1, 1989

TABLE II-2

CITY OF CALEXICO
POPULATION INCREASE

YEAR HOUSEHOLD	POPULATION	% CHANGE (Per Year)	OCCUPIED HOUSING UNITS	POPULATION PER
1970	10,625		2,525	4.21
1975	12,800	4.1%	N/A	N/A
1980	14,412	2.5%	3,608	4.00
1985	16,800	3.3%	4,029	4.17
1989	19,574	4.1%	4,655	4.25

SOURCE: State of California Department of Finance, January 1, 1989.

TABLE H-3

PROJECTED POPULATION INCREASE FOR THE COUNTY OF IMPERIAL AND THE CITY OF CALEXICO.

IMPERIAL COUNTY

1980	92,620
1985	106,001
1990	119,063
1995	131,551
2000	143,011
2020	184,879

CITY OF CALEXICO

1980	14,412
1985	16,800
1990	19,574
1995	22,654

SOURCE: Population Projections for California Cities, Department of Finance 12-86.

NOTE: At full residential build-out within the Calexico Sphere of Influence, using a 4.25 persons per household average, the City of Calexico will have an estimated population of ± 32,090. This number is subject to change based upon the ultimate Land Use Plan.

Age of the Population

The City of Calexico has a relatively young population. Recent trends indicate the City's median age is increasing (see Figure H-1). The median age in 1970 was 19.5 years. By 1980, the median age in Calexico had increased to 24.1 years, compared to 31.2 years for the nation as a whole. As of January 1, 1989, the median age of the city was 26.4 years of age, compared to Imperial County as a whole with a median age of 27.8 years of age. The City also has a number of elderly persons, and the number has stayed relatively the same since the 1980 census. In 1980, 8.4 percent of the City's population was 65 years of age or older. As of January 1, 1989, 6.3 percent of the total population of the City of Calexico was over the age of 65. This drop of 2.1 percent is relatively minor.

Population Per Household

Calexico's relatively low median age reflects the relatively high number of large families in the City. In 1989, Calexico had an average household size of 4.25 persons, compared to 3.45 per household in Imperial County and 2.88 persons per household in the six-county Southern California Association of Governments (SCAG) region.

Ethnicity

Due to its proximity to the Mexican border, Calexico has a high percentage of Spanish-surnamed persons. According to the 1980 census, 94.1 percent of the population had Spanish surnames. A further breakdown of the ethnic groups in Calexico show a city of approximately 70 percent Hispanic origin, 24 percent white, and 1 percent Asian. These numbers were projected through 1989 using data from the 1980 census. Figure H-2 shows the breakdown of the ethnicity of the City of Calexico.

SPECIAL NEEDS GROUPS

Every individual or family needs suitable housing. However needs differ from one resident to another. These differences are a function of the demographic composition of a city, more specifically income, household size, and age to name a few. Each of these areas must be considered when identifying Calexico's particular housing needs.

Although the aggregate number of households needing housing in Calexico is defined in the Housing Needs Section, there are some groups who need housing of a particular type. Elderly households may need smaller "efficiency units" to make independent living possible. Likewise some handicapped persons may need housing with wheelchair access. Large families need housing with more than 2-3 bedrooms. Farmworkers may require seasonal housing within the agricultural area or may need permanent and larger units where year-round work is available. Family households may need housing appropriate for children's needs (extra bedrooms and/or nearby schools and playgrounds).

Elderly and Handicapped

A projection of the 1980 Census in 1984 estimates that 650 of all Calexico households are elderly or handicapped with need for housing appropriate to those needs (accessibility, care-facilitated). As detailed in the population profile, Calexico has an estimated 1230 persons over 65 years of age. 856 persons between the ages of 16 and 64 have a work disability.

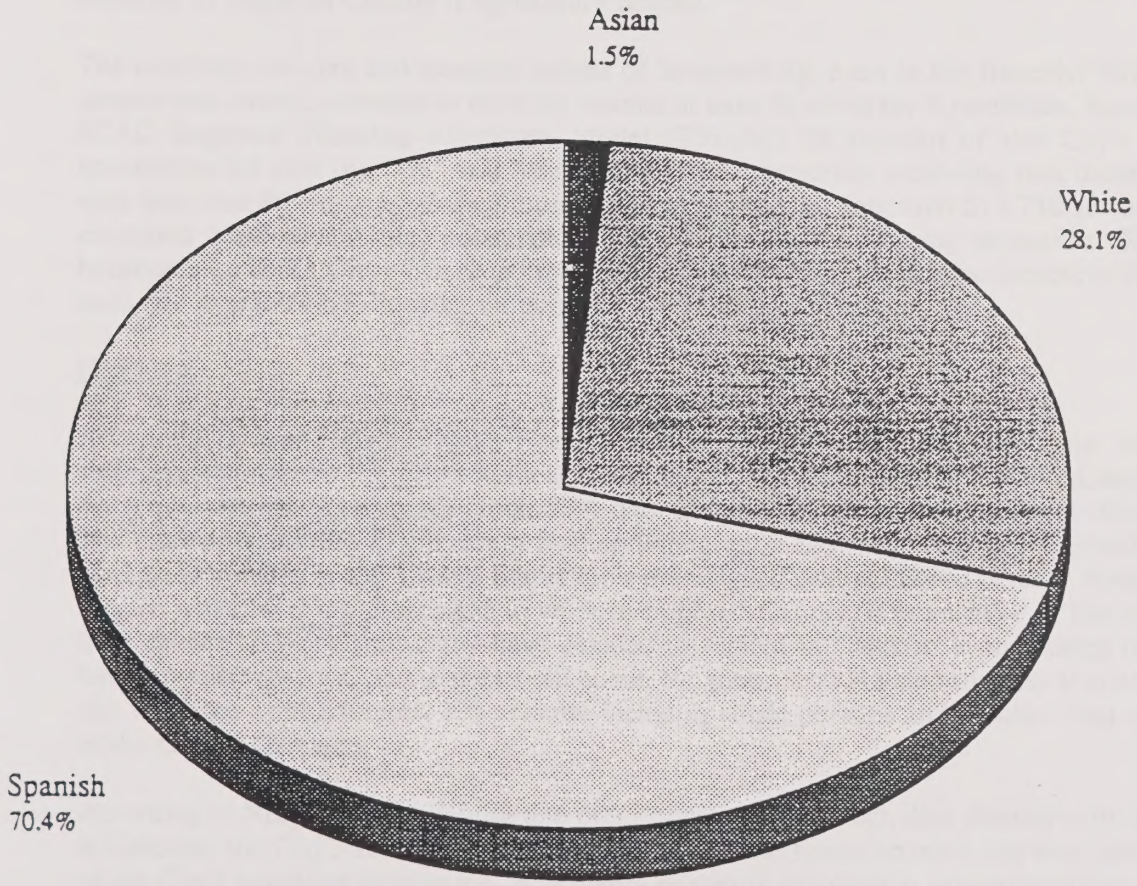
Large Families

A projection of the 1980 Census in 1984 estimates that 913 of all households in Calexico are large families. A large family is defined as a household with five or more members. These households may need housing with extra rooms so that overcrowding does not occur.

Farmworkers

Farmworkers are defined as those households whose wage-earners make their living through seasonal agricultural work and who move with the seasons to different farming areas or communities. Year-round residents who work in agriculture doing similar work but who live in

Ethnic Breakdown



H-2
Figure

Calexico year-round, are included in the City's estimates of households needing assistance where they are forecast to have affordability problems.

The California State Employment Development Department (EDD) estimates that there will be approximately 12,375 seasonal and year-round agricultural workers in 1990 in Imperial County as a whole. The EDD estimates that there were 10,800 seasonal and year-round resident agricultural workers in Imperial County in 1985. Employment in agriculture is expected to rise in the next few years, but it will be following a slow growth trend that has been observed since 1986 and is evident when comparing the numbers of workers in 1985 with those numbers forecasted for 1990. SCAG is unable to determine how many of these workers are/will be seasonal residents versus year-round residents of Imperial County and its cities. EDD statistics show that 31 percent of all employment available in Imperial County is agriculture related.

The relatively low pay and seasonal nature of farmworking, even in the Imperial Valley, which is farmed year round, combine to limit the income of most farmworker households. According to the SCAG Regional Housing Allocation Model (RHAM), 83 percent of the City's farmworker households fall into the "low" and "very low" income categories, indicating that these households earn less than 80 percent of the County median income, or less than $11,738 annually. Of the estimated 1984 farmworker households, 180 are eligible for housing assistance. There are no housing units in the City of Calexico that are specifically for farmworkers, therefore these families must live in traditional housing units, which are more expensive.

Homeless

According to the Neighborhood House, an organization which provides food, clothing, and emergency shelter to the City's homeless population, the number of persons in Calexico without living quarters has been steadily increasing over the past few years. Neighborhood House explains that this increaseis due to the recent Rodino Immigration Bill which requires seasonal agricultural workers to remain in the United States for a preassigned period. These persons cannot return to Mexico without losing their right to work in Imperial County. It is because of this risk of losing their chance to work that many have decided to remain in Calexico even though they may not have any current work, or a place to call home. Neighborhood House estimates that on an average day, there are approximately 200 persons, including single persons and families, that are homeless in the City of Calexico.

According to Neighborhood House and other organizations which deal directly with the homeless in Calexico, the City's supply of emergency shelter is insufficient to meet the ever increasing need of the City's homeless population. Emergency shelter is provided at various locations in the City. Catholic Community Services, a church-sponsored organization, provides overnight and short-term housing sponsored by the Federal Emergency Management Agency (FEMA) for up to 40 persons at the El Rancho Motel. Other motels provide emergency housing for up to an additional 20 persons. Neighborhood House provides sleeping quarters only for a limited number of persons. During the winter months, the City of Calexico provides (strictly on a volunteer basis when available) limited transportation to the City of El Centro, where Catholic Community Services and the Salvation Army are able to provide emergency and short-term housing for up to 64 persons. The Women Haven and the House of Hospitality (both offer eight beds each) are available for unattached and battered and/or abused women and children and their families. In other months of the year, transportation is not provided and transportation to El Centro is up to the individual, if there is no emergency housing left available in Calexico.

Female-Headed Households

A projection of the 1980 Census estimates that 666 households in the City of Calexico are headed by females. Of these, 365, or more than 50 percent, have children under the age of 18. The majority of senior households are assumed to be headed by females, since women generally have a longer life expectancy than men. The housing needs of female headed households are primarily related to housing affordability and housing choice, since female headed households historically have had lower incomes than male-headed households.

HOUSING NEEDS ASSESSMENT

The 1970s witnessed a rapid increase in housing costs in Southern California as well as throughout the country. Average home prices in Southern California have increased more than 300 percent since 1970. This trend is believed to be a result of increased costs of materials, land, labor, the difficulty and expense of financing, investment in the market by foreign buyers, and growth management and environmental controls. These factors have also reduced the availability of building sites and spurred a speculative climate that has attracted investors to buy property as a hedge against inflation.

In the meantime, income levels have only grown 70 percent. The implications of this tremendous disparity in growth rates is reflected in an increasing number of persons unable to find affordable housing. Where the rule-of-thumb may have been for housing costs to represent roughly 25 percentof one's income, it is now common for renters and homebuyers to devote as much as 40 percent of their income for housing.

There exists a large number of legal U.S. residents who reside in households in Mexicali. Although no exact figures are available, Mexican planners estimate that there could be a minimum of 10,000 legal U.S. resident households residing in Mexicali. Many of these households would relocate to Calexico if housing were available at prices they could afford. The result is that extreme pressure is placed on the available housing supply in Calexico. With a very low vacancy rate of 1.42 percent, as soon as new affordable housing becomes available, it is immediately occupied by the large pool of prospective Calexico residents living in Mexicali.

Housing Characteristics

The proportion of single-family residences in the City of Calexico has been declining since 1970 when 78 percent of the City's housing stock (2,080 of a total of 2,657 units) was comprised of single-family homes. By 1980, the percentage of single-family homes had decreased to 71.3 percent of the housing available (2,662 of a total of 3,729 units). In 1989 the proportion dropped again, to approximately 64.5 percent (3,003 of a total of 4,655 units).

Multiple-family units have accounted for a growing percentage of the City's housing stock since 1970, when 17.8 percent of the housing stock (474 of a total of 2,657 units) was multiple-family. As of January 1, 1989, multiple-family dwelling units accounted for 32.1 percent of the housing stock available in the City of Calexico (1,496 of a total of 4,655 units).

TABLE H-4

EXISTING LAND USES.

LAND USE	ACREAGE
RESIDENTIAL	564 acres
Single-Family Housing	492 acres
Multiple-Family Housing	55 acres
Mobile Homes	17 acres
COMMERCIAL	163 acres
INDUSTRIAL	85 acres

SOURCE: M.B.A. Windshield Survey, February 1990.

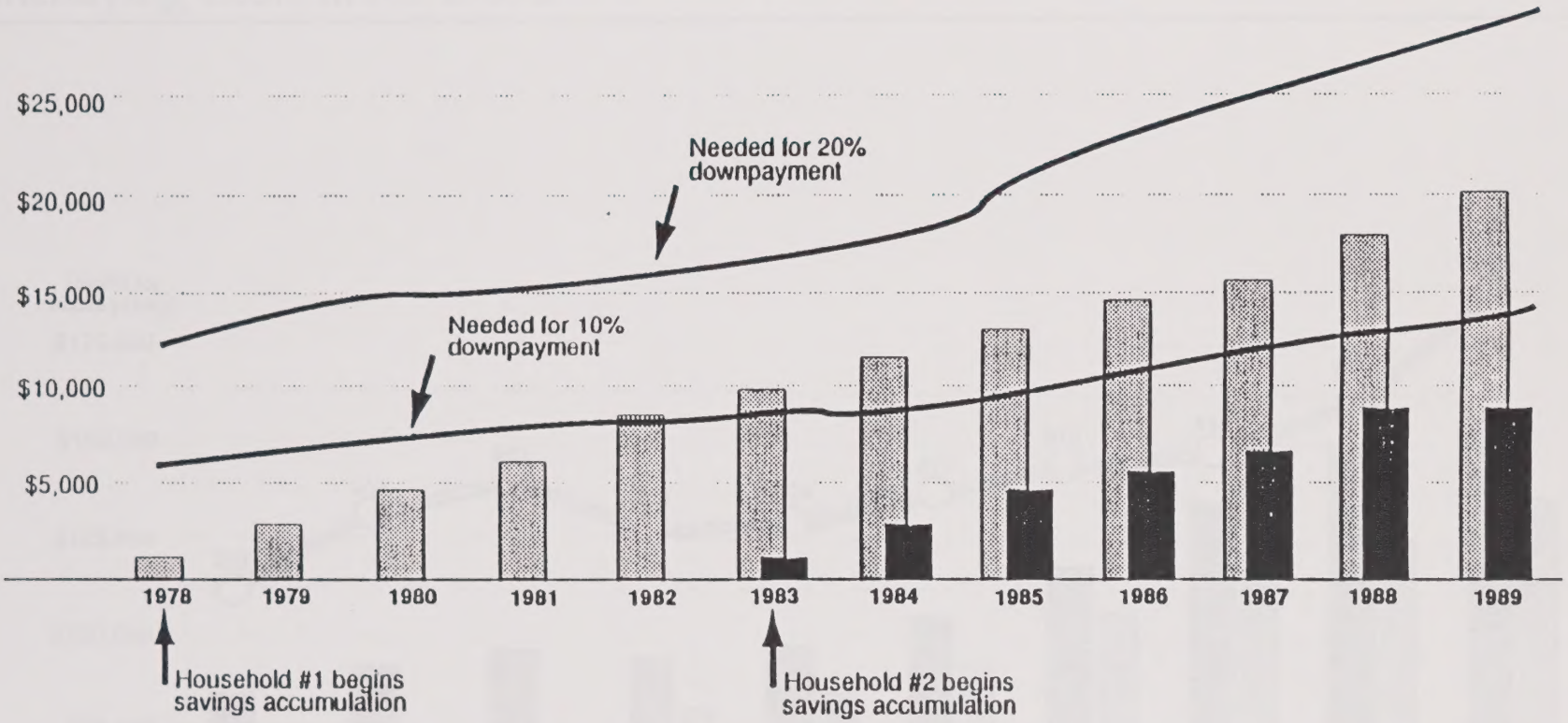
The percentage of mobile homes has remained fairly constant since 1970, when 3.8 percent of the housing stock (103 of a total of 2,657 units) were mobile homes. Mobile homes as of January 1989 accounted for 3.4 percent of the housing stock (156 of a total of 4,655 units). The number of mobile homes built in the next few years could rise dramatically with the advent of the two-story mobile home. These mobile-homes provide much more needed space (approximately 850 square feet as compared to traditional mobile homes that provide approximately 560 square feet) and are capable of being assembled on the smallest of lots, providing excellent, inexpensive housing for very-low and low income families.

Housing Affordability

The 1970's witnessed a rapid increase in housing costs in Southern California as well as throughout the country. Average home prices in Southern California have increased more than 300 percent since 1970. This trend is believed to be a result of a combination of increased cost of materials, land, labor, the difficulty and expense of financing, investment in the market by foreign buyers, and growth management and environmental controls (see Table H-5). These factors have also reduced the availability of sites and spurred a speculative climate that has attracted investors to buy property as a hedge against inflation.

In the meantime, income levels have only grown 70 percent. The implications of this tremendous disparity in growth rates is reflected in an increasing number of persons unable to find affordable housing (see Figures H-3 and H-4). Where the rule-of-thumb may have been for housing costs to represent roughly 25 percent of one's income, it is now common for renters and home buyers to devote as much as 40 percent of their income for housing.

The Downpayment Chase

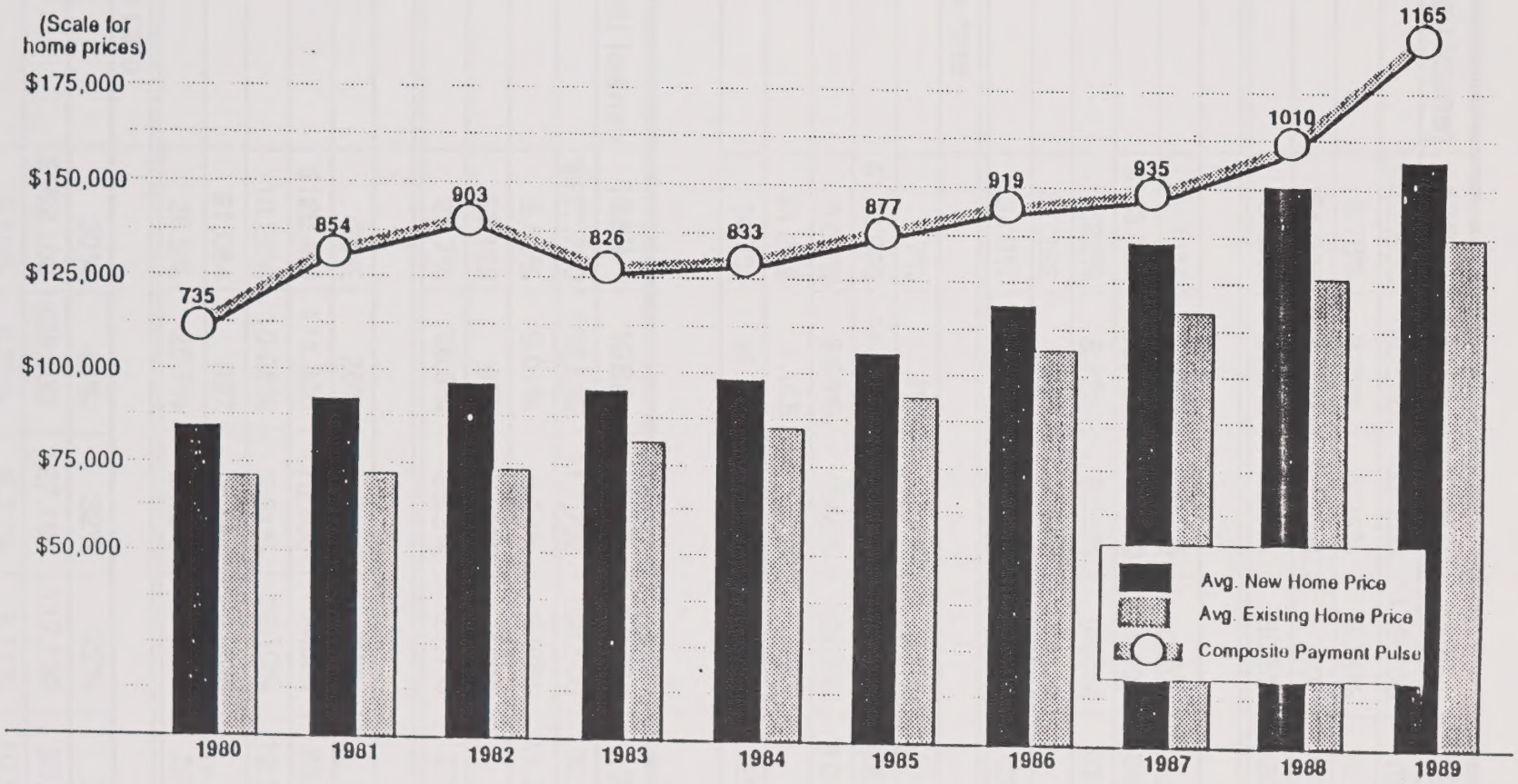


This chart represents the experience of two hypothetical renter households saving toward a downpayment on an average home. It is derived from U.S. average figures for housing prices, renter household income (fully employed) and savings rates for each year (1989 estimated.) The chart illustrates the dilemma for first-time buyers. The hypothetical Household #1 which began saving in 1978 was able to accumulate 10% of the purchase price by 1982, but renter Household #2 which began saving in 1983 is still chasing inflation. (No allowance for earned interest is made in calculating savings.)

SOURCE: Lomas Mortgage, U.S.A. (1990)

H-3
Figure

Homebuying Costs in the 1980's



H-4
Figure

Table H-5

Homebuying Costs

New Homes

Conventional (average, all loans)	1989	1988	1987	1986	1985
Home price	$159,800	150,500	137,200	119,800	105,100
Mortgage rate	9.78%	8.83%	8.94%	9.74%	11.15%
Monthly payment	$1,304	1,145	1,053	990	959
Share of income for payment	34.3%	31.6%	30.7%	30.5%	30.8%
Conventional fixed rate					
Share of market ($ volume)	11%	13%	7%	4%	9%
Home price	$153,400	156,400	147,600	124.500	106,900
Mortgage rate	10.22%	8.13%	8.16%	9/00%	10.40%
Monthly payment	$1,292	1,128	1,068	976	927
Share of income for payment	34.0%	31.1%	31.1%	30.0%	29.8%
Conventional adjustable rate					
Share of market ($ volume)	7%	7%	9%	9%	9%
Home price	$170,600	140,700	129,900	118,000	106,900
Mortgage rate	9.03%	9.98%	9.48%	10.03%	10.40%
Monthly payment	$1,319	1,165	1,038	995	927
Share of income for payment	34.7%	32.1%	30.2%	30.6%	29.8%

Existing Homes

Conventional (average, all loans)	1989	1988	1987	1986	1985
Home price	$137,700	126,600	117,700	108,500	92,300
Mortgage rate	9.83%	9.01%	8.94%	9.80%	11.25%
Monthly payment	$1,128	977	903	901	849
Share of income for payment	29.7%	26.9%	26.3%	27.7%	27.2%
Conventional fixed rate					
Share of market ($ volume)	39%	26%	36%	45%	31%
Home price	$128,400	111,300	110,400	104,800	88,900
Mortgage rate	10.26%	10.05%	9.51%	10.10%	12.00%
Monthly payment	$1,084	927	884	888	858
Share of income for payment	28.5%	25.5%	25.8%	27.3%	27.5%
Conventional adjustable rate					
Share of market ($ volume)	30%	43%	32%	22%	34%
Home price	$152,100	138,000	127,100	117,100	95,600
Mortgage rate	9.16%	8.23%	8.21%	9.11%	10.55%
Monthly payment	$1,187	1,003	922	925	838
Share of income for payment	31.2%	27.7%	26.9%	28.5%	26.9%

SOURCE: Lomas Mortgage, U.S.A. (1990)

Condition of Housing Stock

The City of Calexico's current housing stock is in relatively good shape. A windshield survey showed that there are few areas within the City limits that are in urgent need of major rehabilitation. Any rehabilitation that is required, is solely for individual housing units scattered around the City. There are no specific neighborhoods that need serious and concentrated housing rehabilitation. Overall, the housing stock is in decent shape, but there are scattered individual housing units that need attention, with one exception, on the eastern side of the City north of the International Border. Attention given to this area in the near future will prevent these areas from falling into a state beyond repair, requiring replacement. Rehabilitation efforts concentrated now will prevent the City from having to spend much more money in the future.

In 1988 a moderately high portion of the households of Calexico made overpayments on their housing needs. Overpayment is defined as rent of housing payments that exceed 30 percent of ones' income. According to SCAG's Regional Housing Needs Assessment (RHNA) studies, 23 percent, almost one quarter of the City, make overpayments for their housing needs (see Table H-7).

A housing conditions survey was conducted in 1990 as well as a windshield survey. The purpose of the survey was to analyze the condition of the current housing stock in the City and specific areas, i.e., just north of the International Border, east of Heber Avenue. A total of 873 dwelling units were surveyed. Of that total, 658 or 75 percent were found to be in need of some form of rehabilitation. Specifically, 109 units were classified as in need of minor rehabilitation, 388 units in need of moderate rehabilitation, 118 units found to be substandard, and 43 units found to be dilapidated.

Calexico has a program available through government agencies that can aid in the reduction of overpayments. The Calexico Housing Authority has housing subsidies available for those low income households in need of financial assistance in meeting their housing payments, in the form of Section 8 funds. The Calexico Redevelopment Agency also has funds available for housing rehabilitation and redevelopment. The CRA is required by State law to provide a 20 percent set aside from the CRA budget for low and moderate income housing. The CRA has heretofore used that set aside to provide for improvements to the existing housing stock in the form of direct grants and assistance on a one-time basis.

TABLE II-6

AVERAGE MONTHLY RENT FOR DWELLING UNITS IN THE CITY OF CALEXICO.

APARTMENTS	
Studio/1 Bedroom	$200
2 Bedroom	$350
3+ Bedroom	$475 - $550+
SINGLE-FAMILY HOMES	
1 Bedroom	$450
2 Bedroom	$550
3-4 Bedroom	$800-$900
5+ Bedroom	$1000+

SOURCE: Electronic Realty Associates (ERA) Office - Calexico (November 1989).

TABLE H-7

OVERPAYING HOUSEHOLDS IN CALEXICO

Total Households in Calexico (1989):	4,518	
Total Low-Income Households in Calexico:	2,273	(50%)

Low-Income Households Overpaying* for Shelter

o	Very Low Income	475	Renters	120	Owners	Total	596
o	Low Income	334	Renters	119	Owners	Total	453

Total Low Income Households Overpaying* for Shelter: 1,049

- 46% of all low income households
- 23% of all households in Calexico

SOURCE: 1988 SCAG Regional Housing Needs Assessment (RHNA)

* Overpaying is defined as rent or house payments that exceed 30 percent of ones income.

EMPLOYMENT TRENDS AND PROJECTIONS

Due to the City's location, employment in Calexico is tied to two prevalent regional factors: the large number of retail customers in Mexicali who wish to buy finished goods not available there, and the large Imperial County agricultural industry. For this reason, Calexico's job market consists for the most part of agriculture and retail related occupations (see Table H-8). A small number of manufacturing related occupations are available in the City's emerging industrial area.

Due to the prevalence of unskilled agricultural and retail occupations, median income in Calexico has remained low. The high proportion of persons in the retail industry, which is aimed at the Mexicali consumer, has also left the City vulnerable to fluctuations in the relative strengths of the Mexican Peso versus the U.S. Dollar. When the Peso was devalued, making American goods moreexpensive, retail sales declined, forcing many persons out of work. The decline in retail sales positions and the seasonal nature of the agricultural industry were reflected in August 1989 unemployment figures for Calexico, which showed a non-seasonally adjusted unemployment rate of 33 percent. The same non-seasonally adjusted figure for Imperial County as a whole, according to the California Employment Development Department (EDD), was similarly high -- 28.3 percent. By comparison, the non-seasonally adjusted figure for the state as a whole was 4.7 percent. Seasonally adjusted, the state figure for August 1989 dropped to 4.5 percent.

TABLE H-8

MAJOR EMPLOYERS IN THE CITY OF CALEXICO

Government	
Calexico Unified School District:	460
City of Calexico:	140
United States Border Patrol:	130
Retail / Commercial	
Calexico Hospital:	77
McDonalds:	74
The Produce Company:	70
Fed Mart:	68
The Peso Market:	66
Jack-in-the-Box:	60
Vons:	55
Bank of America:	43
Western Auto Supply:	40
K-Mart:	40
Pep Boys:	39

SOURCE: Calexico Chamber of Commerce (April 1990)

The prevalence of unskilled employment in the City of Calexico is an important factor in the decision of many young residents to leave the City and find employment elsewhere. A typical situation involves a young person who leaves the City either for college or a higher-paying job, and decides not to return due to the lack of available skilled and high-paying jobs.

In an effort to increase the number of retail positions and manufacturing jobs, the City, in April of 1985, applied to the State of California for the designation of an Enterprise Zone. This zone encompasses the whole of the commercial area along Imperial Avenue from the International Border to the northern edge of town. The Zone also extends to the east and the west of the central commercial corridor. This designation qualifies businesses located in the Enterprise Zone for tax and other incentives, making the City more attractive to new industry. The success of the Enterprise Zone will increase the number of retail and manufacturing jobs and will help reduce the high unemployment rate.

Future Trends

By late 1991, the California State Corrections System will open a new 2200 to 4400 bed State prison, located approximately eight miles west of Calexico in the Mount Signal area. This prison will employ between 1000 and 1800 persons. It is expected that the City of Calexico will get 30 percent of the jobs. This will result in an additional 300 to 600 high-paying jobs for residents of the City.

The continued expansion of Maquiladora industries in Mexicali provides a very promising future for the retail industry in Calexico. Maquiladora is the Spanish term for assembly line type manufacturing. As of April 1990, there are 148 Maquiladora industries in Mexicali, Mexico. A Maquiladora industry is one that manufactures component parts in Mexico, transports those parts into the United States where they are assembled and marketed. The labor intensive tasks are performed in Mexico because of the lower cost of labor. Mexicali ranks third among cities with Maquiladora industries, following Tiajuana and Juarez. Both the Tiajuana and Juarez areas are saturated, especially in Juarez were there are no more laborers to fill new positions in new plants. Many of these industries are searching for new places to expand, and Mexicali is the logical choice. Mexicali has a large labor force and direct access to railroads and Southern California. These industries create jobs for Mexicali residents who in turn cross the border into Calexico, providing a boom in retail sales, which in turn create more retail jobs (see Figure H-5). For example, on an average day, 80,000 people cross the border from Mexico to shop in Calexico, of which 75 to 80 percent is local traffic. In 1989, border crossings showed a 24 percent increase over previous years.

CONSTRAINTS

Governmental Constraints

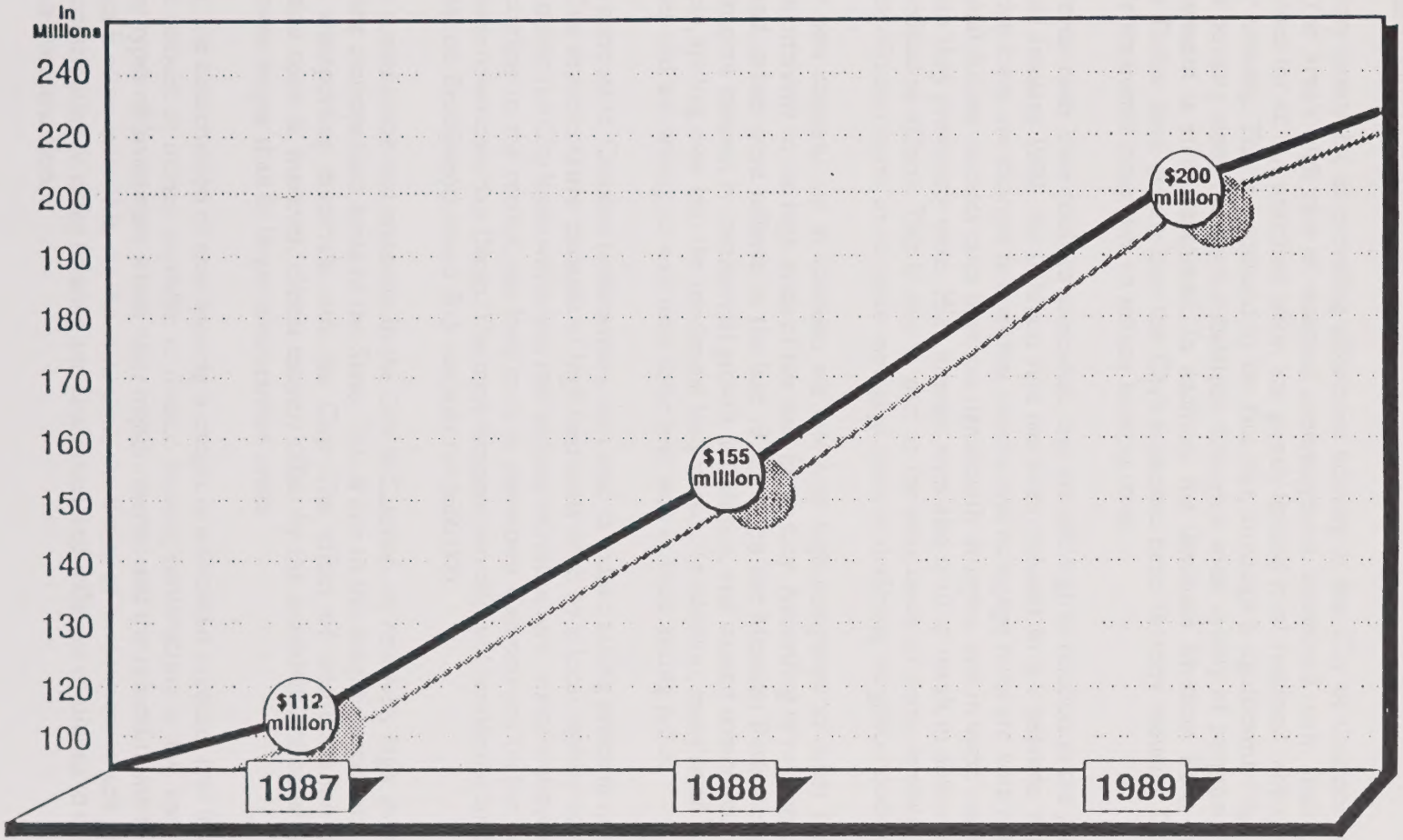
With the revenue limitations placed on local governments as a result of Propositions 4 and 13, development fee structures have become an important part of municipal funds. The result of these fees has been an increase in housing costs. This is of particular importance in the City, which is already faced with an under supply of affordable housing. Recently, the City adopted a new development fees ordinance that has attached higher costs to development in an effort to maintain and expand the City's public facilities. In previous years, development has paid the lowest fees in the county and the City has not been able to pay for expansion of its facilities to adequately serve new developments. Although the new development fees ordinance creates some of the highest fees in the county, the fees are not high enough to diminish or curtail development, but they are high enough to provide the City with adequate funds to continue to maintain and expand its services and adequately serve new development as well as maintain its high quality of service to existing development.

In addition, City staff seeks in all cases to streamline approval processes wherever possible. Conditional use permits, rezones, tentative maps, and plan checks are all processed within one month, assuming that no environmental reporting is necessary. If environmental documentation is necessary, processing times are also streamlined within statutory limits governing review periods.

Housing costs are also affected to a degree by the stringency of local construction standards, which determine what type of construction materials and methods must be used. Calexico has adopted the Uniform Building Code (UBC), which establishes minimum construction standards. Localities may set more stringent standards; however, the City of Calexico, in recognition of the effect of more stringent standards on housing costs, has chosen not to do so. On the other hand, local agencies may not adopt standards lower than those set down in the UBC. No building code related constraints to housing production, affordability, or maintenance have been identified.

Another factor adding to the cost of new construction is the cost of providing infrastructure -- arterials, streets, curbs, gutters, sidewalks, sewers, water lines, and street lighting -- which are required to be built or installed in new development. These infrastructure improvements are, in most cases, dedicated to the City, which is responsible for their maintenance. The cost of these facilities is borne by developers, is added to the cost of new housing units, and is eventually paid

Taxable Sales in Calexico



Source: Calexico Chamber of Commerce (April 1990)

H-5
Figure

by the homeowners or property owner(s). To reduce the costs of these improvements the City has sought grants-in-aid such as FAU grants and sewer grants.

Non-Governmental Constraints

The primary constraint to providing affordable housing in the City of Calexico is its economic climate. The area's high rate of seasonal unemployment, combined with limited employment opportunities for all but unskilled labor, has greatly limited local residents' ability to afford even "low-cost" housing. This is evidenced by the fact that, although a significantly high proportion of the City's housing stock has been subsidized through a wide variety of programs, the incidence of overpayment is still widespread. In addition, the devalued Mexican Peso and the strong American Dollar have greatly hurt the City's economic base, thereby reducing Calexico's ability to provide economic incentives to reduce housing costs.

While interest rates have declined somewhat, they are still high in relation to the present inflation rate. As of January 1990, the inflation rate has been reduced to 6.1 percent, while residential construction loans are charged ten percent interest and mortgage rates are nine percent. Thus, in terms of real dollars, interest rates have not significantly dropped, and in some cases are presently higher than they previously were. High interest rates also tend to result in deferred maintenance and rehabilitation efforts. This is due in part to the reluctance of many lending institutions to make rehabilitation loans or to make mortgage loans in declining neighborhoods.

Costs for new construction in Calexico are relatively high compared to other Imperial County cities, due primarily to the high price of raw land in the City. According to realtors engaged in the sale of land, prices were inflated in the late 1970's, when the Mexican Peso was devalued. This sparked intense interest in commercial growth in Calexico, and caused commercial land prices to rise sharply, spilling over into the residential land market. In addition, many small land owners ask high prices and are willing to wait until their land sells at their asking price.

This is in contrast to Calexico homeowners, who tend to reduce asking prices in order to sell their homes. One representative example of high land costs cited by a local realtor was a six acre site located outside the City limits which was sold without infrastructure improvements for $60,000 per acre. According to the realtor, the land costs in downtown Calexico are higher per square foot than those in downtown San Diego. The same increase also affected residential land: a vacant 4.34 acre parcel on Brockwood zoned R-3 was sold for $660,000.

Costs for construction and materials in the City of Calexico are relatively high, even compared to many of the metropolitan areas of the State. This is due to the long distances and resulting high costs of transporting materials into the City. The effect of transportation costs on final construction costs is, however, almost entirely offset by the availability of construction labor at slightly lower wages than in larger metropolitan areas.

However, the construction of new housing is caught in a financial squeeze: real interest rates are high; the amount of money available to finance housing construction is low, and must compete with other types of investment which offer higher returns; and the rehabilitation of deteriorating, older units is often infeasible. At the same time, the desire of landowners to sell property at high prices is contributing to rising housing and land prices, and inflation continues to drive up the cost of land and construction.

REGIONAL HOUSING NEEDS SHARE

The final area of discussion in regard to housing needs is a review of the City's mandated responsibility to share the housing need of the people at all income levels within the regional housing market area. A significant part of this responsibility is the provision of new housing or opportunities for existing housing rehabilitation to serve low income people (Low income is defined as less than 80 percent of the annual regional median income).

The City's share of the regional housing needs is defined through a process initiated at the state level through the regional council of governments, in Calexico's case, SCAG, and then to the City. Based upon data provided by the State Department of Housing and Community Development relative to the statewide need for housing, SCAG determines the existing and future needs of the Imperial County regional housing market area. Calexico's share is then determined by SCAG based upon criteria such as 1) the market demand for housing, 2) employment opportunities, 3) the availability of suitable sites and public facilities, 4) commuting patterns, 5) type and tenure of housing need, or 6) housing needs for farm workers. In addition the distribution must avoid further impaction of local jurisdictions with existing relatively high proportions of lower income households (see Table H-9).

SCAG has required that the City of Calexico construct a certain number of housing units over the next 5 years. In the last 5 years, the City has constructed only 467 housing units. This breaks down to 93 housing units per year. It is necessary that the City of Calexico meet with SCAG to work out some sort of agreement, because as it stands now, the numbers required by SCAG for Calexico's Regional Housing Share are too high, and beyond any realistic ability for the City to attain. SCAG's numbers are an unnecessary burden of development onto the City of Calexico for the Imperial County region.

Contacts with SCAG have been made about the RHNA numbers stated above. The discussions related to what options were available to the City and to SCAG so that a reduction of the required housing numbers could be accomplished as well as to explore the possibility of SCAG conducting another study of the region in order to revise their numbers of required Fair Share Housing for the City. It is the desire of the City of Calexico to be able to provide their Fair Share Housing for the region, but in numbers that are both realistic and attainable. It is in the best interest of both the City of Calexico and SCAG to revise and lower the housing requirements of the City so that the housing required is attainable and realized.

In addition to the regional housing need, further definition is given to the City's responsibility to share in the problem of providing adequate housing for the region's low income households through a review of the SCAG Area-Wide Housing Opportunity Plan (AHOP) and what is termed the City's "Fare share allocation." The City is mandated to recognize the existing and future low income housing needs allocated through AHOP plan and develop programs to fulfill those needs.

The purpose of the SCAG AHOP plan is to perform the following:

- Make an area-wide assessment of housing assistance needs of lower-income household;
- Develop a procedure for distributing housing assistance among all jurisdictions in the regional housing market area, and

TABLE H-9

REGIONAL HOUSING NEEDS ASSESSMENT FUTURE HOUSING NEEDS

(JULY-89 THROUGH JULY-94)

o Very Low Income Housing Units	142	18.6%
o Low Income Housing Units	159	20.8%
o Moderate Income Housing Units	166	21.7%
o High Income Housing Units	297	38.9%
Total Future Housing Needs	764	100%

Very low income is defined as 50% of the median income	($7,337)
Low income is defined as 80% of the median income	($11,738)
Moderate income is defined as 120% of the median income	($17,608)
High income is defined as 121% of the median income	($17,609+)

SOURCE: 1988 SCAG Regional Housing Needs Assessment

NOTE: The median income of Imperial County is $14,673.00 according to the division of Community Economic Development in El Centro.

- Develop annual and three-year percentage goals for the distribution of housing assistance.

Housing assistance in terms of AHOP includes owned and rented new construction and rehabilitation. Lower income households are also divided into three groups: elderly, small families, and large families (five or more members).

ENERGY CONSERVATION

Conservation of natural energy resources is a high priority nationally and locally. Measures that can be taken to conserve energy can be divided into three major categories: (a) incorporation of new energy conservation features in new construction, (b) installation of energy conservation features into existing structures, and (c) the practice of energy conservation by residents. Most of the features that can be incorporated into new construction can be incorporated into existing units.

TABLE FOR FIGURE 6
CITY OF CALEXICO
ANTICIPATED NEAR-TERM DEVELOPMENT

PROJECTS (in order of anticipated development)	ACRES (approx)	HOUSE UNITS (approx)	PERSONS (approx)
1. Meadows Subdivision	31	103	433
R-1 zoning			
2. Valle Real Subdivision	70	276	1,160
R-1 zoning			
3. Las Haciendas Subdivision	70		
C-1 zoning	1		
R-3 zoning	13	260	1,092
PF zoning	21		
R-1 zoning	44	156	655
4. El Remate Inc.	70		
5. CCAC (proposed) Senior Citizen Project	3.5	100	200
6. (Proposed) Hotel/Restaurant	5		
7. AT&T Fiber Optic Facility	2		
8. Cole Property Industrial Park	99		
9. Four Seasons Annexations	163	850	3,570
R-1 zoning	108	535	
R-3 zoning	16.5	315	
PF zoning	8.6		
C-1 zoning	10.82		
10. Proposed Sharma-Harelson Annexation	134		
C-1 zoning	91		
R-3 Mobile Home zoning	43	350	
11. El Remate Inc.	50		
C-1 and R-1 designation			
12. Desert Real Estate Investors	133		
M-1 designation			
13. Bravo Annexation I	40		
C-1 zoning anticipated to be rezoned to R-1 classification			

TABLE FOR FIGURE 6 (cont)

PROJECTS (in order of anticipated development)	ACRES (approx)	HOUSE UNITS (approx)	PERSONS (approx)
14. Proposed Lewis Homes Residential project	20		
15. City owned airport related property	33		
16. Proposed Campillo Annexation Proposed Commercial and light Industrial uses	50		
17. Proposed Four Seasons Calexico Partners, Ltd. Annexation	116		
18. Proposed Yourman Annexation	140		

The City should establish programs to encourage energy conservation through specific objectives such as:

- Education of the public regarding energy conservation.
- Promotion of the use of solar energy.
- Active enforcement of the latest Uniform Building Code (UBC) and titles regarding State construction standards for energy efficiency.
- Strive to make City buildings energy efficient.
- Explore funding sources for energy programs.

An energy conservation program must come out of a partnership of the City, residents, and businesses. The City, however, has a key role in linking funds available to needed projects.

HOUSING GOALS, OBJECTIVES, AND POLICIES

This Section of the Housing Element presents Calexico's goals, quantified objectives, and policies relative to the development, improvement, and maintenance of housing within the community.

Housing goals are statements of the aspirations of the community, and represent the ends to which housing efforts and resources are to be directed. Statements of objectives are more specific, and provide guidelines for actions and further evaluation. In conformance with State Law, objectives have been quantified. Policy statements are more specific and provide well defined guidelines for decision making. Program actions are intended to carry out the goals, objectives and policies. Programs are presented in the following section.

A. Housing Availability and Production

Goal No. 1: Promote and encourage a supply of housing suitable to the needs of and in sufficient number to serve existing and expected Calexico residents.

Objective 1: Promote and encourage new housing construction at an average rate of 97 units over the next 5 years. (Assumes replacement of dwelling units requiring replacement over a 10 year period.)

Policy 1.1: Maximize the use of remaining vacant residential land in the City.

Policy 1.2: In accordance with the City's adopted land-use plan, promote more intensive use of underutilized land.

Policy 1.3: Promote and encourage the development of housing which varies by type, design, form of ownership, and size.

Policy 1.4: Promote and encourage the use of innovative construction methods, design standards, and energy conservation techniques in new housing developments.

Policy 1.5: Assure that new residential development is appropriately located with respect to public and private services and facilities.

B. Housing Affordability

Goal No. 2: Promote and encourage housing opportunities for all economic segments of the community, regardless of age, sex, race, ethnic background, national origin, religion, family size, source of income, marital status, physical condition, or other arbitrary factor.

Objective 2.1: Promote the development of new housing units affordable to all income groups over the next 5 years.

Policy 2.1.1: Pursue available housing assistance programs funded by the state and local governments.

Policy 2.1.2: Utilize local land-use and development controls to encourage non-market rate housing development in accordance with Section 65915-65918 of the California Government Code.

Policy 2.1.3: Continue a policy of expeditious processing of residential development proposals and permits.

Policy 2.1.4: Actively promote equal housing opportunities.

Policy 2.1.5: Recognize the special needs of the aged, handicapped, large families, female-headed households, farmer households, and the homeless in developing new affordable housing opportunities.

Objective 2.2: Continue to promote the affordability of existing housing units for low and moderate income households, through existing and new Federal housing subsidies.

Policy 2.2.1: Continue to cooperate with the Calexico Housing Authority (CHA) in placing Section 8 certificates in the community, or in securing funding for such successor program as may be created during the term of this Housing Element.

C. Housing Condition

Goal No. 3: Promote and encourage the rehabilitation of deteriorated dwelling units and of the currently sound housing stock.

Objective 3: Promote the rehabilitation of deteriorated dwellings at an average annual rate of 20 units or 100 units over the next 5 years.

Policy 3.1: Continue to pursue housing programs offered by the state and local governments.

Policy 3.2: Utilize local financing authorities and the Calexico Redevelopment Agency to provide below market rate rehabilitation loans for both owner-occupied and rental housing.

Policy 3.3: Promote utilization of the Calexico Redevelopment Agency rehabilitation assistance programs to alleviate overcrowded conditions.

Policy 3.4: Encourage continued maintenance of currently sound housing through a local information and assistance program.

Policy 3.5: Promote and encourage energy efficiency in new dwelling units, as well as retrofitting of existing housing.

Policy 3.6: Recognize the special needs of the aged, handicapped, large family, and female-headed households for rehabilitation assistance.

D. Housing Conservation

Goal No. 4: Protect the existing housing stock of sound, affordable rental and owner housing from conversion to other uses.

Objective 4.1: Retain at no less than present levels the number of subsidized housing units of all types.

Policy 4.1.1: Maintain the number of Section 8 funded and other affordable housing at no less than present levels.

Policy 4.1.2: Continue to cooperate with the Calexico Housing Authority (CHA) and other agencies to maintain the existing stock of affordable housing.

Objective 4.2: Retain at no less than present levels the amount of land available for construction of new housing.

Policy 4.2.1: Enforce policies in the Land Use Element of the General Plan which protect residential land from encroachment by other types of uses.

THE HOUSING PROGRAM

The Housing Program presented herein sets forth a 5 year schedule of actions the City of Calexico will take to implement the previously presented housing policies and to achieve the City's housing goals and objectives. It is recognized that Federal housing programs will be changing in the period of this Housing Element. As changes occur, the Housing Program will be modified to reflect then-current resources.

A. Actions in Support of Achieving Housing Production Goals

Action 1.a: Through existing subdivision and zoning ordinances, encourage the development of Planned Residential Developments and manufactured housing developments.

Responsibility: Calexico Planning Department
Funding: No special funding required
Source: City General Fund
Timetable: Continuous 1990-1995

Action 1.b: Through permit processing, encourage the development of residential uses in mixed-use projects where such mixed uses would be locationally appropriate, using the Uniform Building Codes's development standards to assure the desirability of dwellings so produced.

Responsibility: Calexico Planning Department
Funding: Minimal
Source: City General Fund
Timetable: Continuous 1990-1995

Action 1.c: Through development incentives, zoning and specific plans, encourage a variety of housing types, ownership status, design and size, in accordance with documented housing needs in the community, including housing for upper-income groups.

Responsibility: Calexico Planning Department
Funding: Minimal
Source: City General Fund
Timetable: Continuous 1990-1995

Action 1.d: Through subdivision and zoning ordinances, and through the permit process, encourage the use of innovative construction techniques, design standards, and energy conservation methods in new housing developments.

Responsibility: Calexico Planning and Building Departments
Funding: Minimal
Source: City General Fund
Timetable: Continuous 1990-1995

Action 1.e: Through the General Plan land use and zoning maps, assure that new residential development is appropriately located with respect to public and private facilities and services, including schools, retail facilities, parks, and transportation systems.

Responsibility: Calexico Planning Department
Funding: Minimal
Source: City General Fund
Timetable: Continuous 1990-1995

Action 1.f: Continue to act as a hearing and arbitration body in housing discrimination cases.

Responsibility: Calexico City Council
Funding: Minimal
Source: City General Fund
Timetable: Continuous 1990-1995

B. Actions in Support of Achieving Housing Affordability Goals

Action 2.a: Continue to participate with the Calexico Housing Authority (CHA) in the development of public housing units for low-income households in the City.

Responsibility: County Department of Economic and Community Development
Funding: Variable with each project
Source: State/Federal funds through CHA and CDBG.
Timetable: Continuous 1990-1995

Action 2.b: Continue to encourage development of Section 8 assisted rental units in the City.

Responsibility: County Department of Economic and Community Development
Funding: Variable with each project
Source: Federal, through CHA, CDBG or California Housing Finance Agency
Timetable: Continuous 1990-1995

Action 2.c: Specifically encourage development of assisted rental housing for the elderly and handicapped through the use of density bonuses, tax-exempted bonds, and land write-downs, combined with Federal housing subsidies.

Responsibility: Calexico Planning Department and County Department of Economic and Community Development
Funding: Variable with each project
Source: Federal, through CHA, CHFA and CDBG
Timetable: Continuous 1990-1995

Action 2.d: Continue to participate with the Calexico Housing Authority (CHA) in the implementation of the Section 8 Housing Assistance Payments Program for existing rental units.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: Federal, through CHA and/or CDBG.
Timetable: Continuous 1990-1995

Action 2.e: Continue a public information program designed to inform all economic segments of the community about housing finance assistance, rental assistance, and fair housing programs that are available in the community.

Responsibility: Calexico Redevelopment Agency and Calexico City Council
Funding: Minimal
Source: HUD and tax increments
Timetable: Annually 1990-1995

Action 2.f: Continue to participate in and provide for land purchase and land cost write-downs for assisted housing.

Responsibility: County Department of Economic and Community Development and Calexico Redevelopment Agency
Funding: Variable, depending on available sites
Source: CDBG and tax increments, and other sources that become available
Timetable: Continuous 1990-1995

Action 2.g: Continue to seek the assistance of the California HCD's Rural Development Assistance Program in determining the availability of State and Federal housing funds, and in applying for such funding.

Responsibility: County Department of Economic and Community Development and Calexico Redevelopment Agency
Funding: Minimal
Source: CDBG, City General Fund
Timetable: Continuous 1990-1995

Action 2.h: Work with the California Housing Finance Agency (CHFA) to provide information to potential first time home buyers, builders, realtors, and developers regarding below-market interest rate mortgages for financing construction of single-family housing.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: CDBG
Timetable: Continuous 1990-1995

Action 2.i: Assist potential developers to provide housing for low income, elderly, and/or handicapped households by applying for rural predevelopment loans through the California HCD's Rural Predevelopment Loan Program for site acquisition and preparation; architectural, engineering, legal, permit, and application fees; and/or bonding.

Responsibility: County Department of Economic and Community Development and Calexico Redevelopment Agency
Funding: Minimal
Source: CDBG
Timetable: Continuous 1990-1995

Action 2.j: Continue working with the Farmer's Home Administration to secure and distribute Section 502 low interest and "Self-Help Housing" loans to finance the construction, acquisition, or acquisition and rehabilitation of single family residences.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: CDBG
Timetable: Continuous 1990-1995

Action 2.k: Continue to work with the Farmer's Home Administration to secure and distribute Section 515 low interest loans to finance the construction and acquisition and rehabilitation of apartment complexes for low and moderate income households.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: CDBG, City General Fund
Timetable: Continuous 1990-1995

Action 2.l: Continue to work with the Farmer's Home Administration to secure and distribute Program 521 farm labor and housing loans and grants to be used to build, buy, improve and/or repair farm labor housing and provide related facilities.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: CDBG
Timetable: Continuous 1990-1995

Action 2.m: Require construction of new residential units to comply and maintain compliance with the latest state laws concerning energy conservation in design, orientation, and use of landscaping materials and appliances.

Responsibility: Calexico Planning, Building, and Engineering Departments
Funding: Minimal
Source: City General Fund (Departmental Budgets)
Timetable: Continuous 1990-1995

Action 2.n: The City should strive to adopt the latest version of the Uniform Building Code.

Responsibility: Calexico Building Department
Funding: Minimal
Source: City General Fund (Departmental Budget)
Timetable: Continuous 1990-1995

C. Actions in Support of Achieving Housing Condition Goals

Action 3.a: Continue the use of Community Development Block Grant funds for housing rehabilitation.

Responsibility: County Department of Economic and Community Development
Funding: Approximately $600,000
Source: CDBG
Timetable: Continuous 1990-1995

Action 3.b: Continue to participate with the Calexico Housing Authority (CHA) in Section 8 Moderate Rehabilitation Program for rental housing.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: Federal, through CHA and/or CDBG
Timetable: Continuous 1990-1995

Action 3.c: Promote the alleviation of overcrowded conditions by assigning funding priority, where feasible, to rehabilitation cases in which bedroom additions are planned.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: Individual rehabilitation program used, and/or CDBG
Timetable: Continuous 1990-1995

Action 3.d: Promote housing accessibility for handicapped and disabled persons by assigning funding priority, where feasible, to housing rehabilitation cases in which accessibility improvements are planned.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: Individual rehabilitation program used, and/or CDBG
Timetable: Continuous 1990-1995

Action 3.e: Continue the program of public information and technical assistance to encourage continued maintenance of currently sound housing.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: CDBG
Timetable: Continuous 1990-1995

Action 3.f: Continue working with the Farmer's Home Administration to secure and distribute Section 504 low interest loans and grants to finance the rehabilitation of owner occupied residences for very low income households.

Responsibility: County Department of Economic and Community Development and Calexico Planning Department
Funding: Minimal
Source: CDBG, City General Fund
Timetable: Continuous 1990-1995

D. Actions in Support of Achieving Housing Conservation Goals

Action 4.a: Continue working with the Calexico Housing Authority (CHA) and other agencies to seek Section 8 and other subsidies to reduce the cost of housing and maintain at least at existing levels the number of subsidized housing units.

Responsibility: County Department of Economic and Community Development
Funding: Minimal
Source: CDBG
Timetable: Continuous 1990-1995

ANNUAL REVIEW AND UPDATE

Introduction

The preparation of the General Plan Update and Housing Element was based on information gathered through a variety of sources, such as previous general plans and interviews with City staff and council members. The housing needs of all the economic segments of the community were discussed to assure that everyone had a voice in preparing this document. The housing needs that are stated and anticipated in the Housing Element were calculated with help from county, regional and state agencies.

Goal

To assure that the goals, actions and specific housing programs in this document are pursued within the established time frame of the Element, continue to be compatible with other Elements of the General Plan, and to continue to stimulate participation in the annual review among all economic segments of the community.

Policies

1. An annual review by the Planning Commission and City Council of the Housing Element implementation schedule. The following information shall be prepared and submitted by staff on or about September 1 of each year:

   a. An update of new residential building permits and building completion reports by type and affordability of structure; update on continuing affordability of units built under development agreements.

   b. An update of the inventory of approved projects.

   c. The median income for the area.(This is published annually by the Federal Government.)

   d. Labor force data from the State of California Employment Development Department.

   e. Annual estimate of population from the State Department of Finance.

   f. Percentage increases in the price of housing including new, resale and rentals.

   g. Vacant land and zoning inventory.

h. Report on any changes in household information that would be pertinent to housing needs.

i. Monitor Housing Element Program actions for effectiveness.

2. Complete review of the Housing Element including reassessment of goals, implementation measures, priorities and programs every 5 years. Said review document would be prepared by staff with assistance from the Calexico Housing Authority and be submitted by the summer of 1994 for public hearings before the Planning Commission and City Council.

3. Review of housing policies in relation to other elements of the General Plan concerning open space, circulation, public facilities, seismic safety, etc. which might impact on housing decisions.

4. Conduct at least one public hearing in conjunction with the annual review; conduct public workshops with interested participants selected among all economic segments of the community in conjunction with the five-year review.

IMPACTS

The adoption of the City of Calexico Housing Element will cause no significant environmental impact. The Housing Element includes programs to rehabilitate the housing that already exists, and does not propose any new housing except for the housing required by SCAG's Regional Housing Needs Assessment.

CONSISTENCY WITH THE GENERAL PLAN AND RELATIONSHIP TO OTHER ELEMENTS

The Housing Element of the City of Calexico General Plan Update is designed to direct development. The pace of development will be governed by the availability and capacities of public facilities, parks and recreation services, and the circulation system to accomodate development. The policies and goals contained in all of the elements of the General Plan are a reflection of those contained in the Housing Element. The amount and variety of open space, the protection of natural resources, the preservation of agricultural lands and programs that are designed to protect the health, safety and welfare of the citizens of Calexico all reflect the policy direction contained in the Housing Element and established in the General Plan.

PUBLIC PARTICIPATION

Public participation in the preparation of the Housing Element has been in the form of public hearings before the City of Calexico Planning Commission and the City Council. Changes in the Element were made as a result of the public participation prior to adoption.

REVIEW OF EFFECTIVENESS

Sections 65588(a) and 65588(b) of the government code pertaining to housing elements require a review of the effectiveness and appropriateness of the previous housing element. Although no formal review or assessment has taken place, a measure of the 1985 Housing Element's effectiveness can be made by looking at what has been accomplished since the element's adoption. In almost every case, the policies and goals have not been met, therefore the goals and policies have been adjusted so that they are more reasonable and more readily achievable.

CIRCULATION ELEMENT

HIGHLIGHTS

Imperial Ave/Highway 111: Border traffic as well as commercial truck traffic congest this primary north/south arterial. (See page C-4).

Signalization: Although expensive, it is the easiest way to alleviate the congestion on Imperial Ave. (See page C-4).

International Border Crossing: This border crossing has a history of bottlenecking much of the traffic in Calexico. (See page C-5).

East Railroad Blvd.: The furthered development of this unpaved dedicated roadway as an important industrial arterial will alleviate much of the commercial truck traffic on Imperial Ave. (See page C-5).

Cole Road: CalTrans plans on shifting Highway 98 from Birch Street North to Cole Road (see page C-6).

Traffic Studies: It is recommended that the City conduct traffic studies to determine the future needs of the City's circulation system. (See page C-7).

INTRODUCTION

The Circulation Element defines plans for the various methods of transportation on the City streets for automobiles, truck traffic and public transit. The purpose of the Circulation Element is to ensure adequate access throughout the City through the improvement and maintenance of the transportation system.

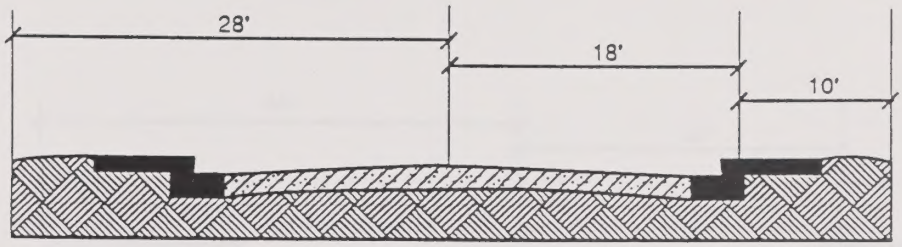
Circulation and transportation planning go hand and glove with land use planning. If you don't have the streets and transportation to serve the desired land use, the desired development will be severely impaired. The design of the circulation system strongly influences the distribution of land uses throughout the City. Streets and public access are the primary motivator in the determination of how much density/intensity an area can accommodate. The location and size of the existing and planned street system in Calexico is one of the foremost determinants in measuring the community's ability to accommodate increased growth.

CIRCULATION SYSTEM

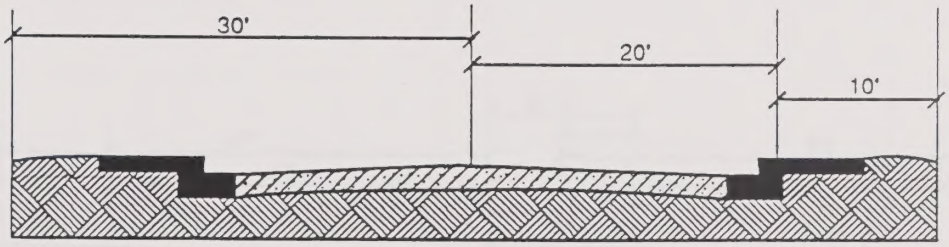
The circulation system consists of five roadway types: highways, primary arterials, major arterials, secondary arterials and residential collectors and other lesser local streets. The circulation plan is only concerned with the arterial streets which are classified at or above the collector level. Standard cross sections of the circulation roadways are illustrated in Figure C-1 and standards in Table C-1, whereas the existing circulation system is illustrated in Figure C-2 and Table C-2.

Highways can be designed as divided or undivided roadways. Divided roadways have the ability to incorporate turning lanes to improve the through carrying capacity of the roadway. Further, divided roadways may incorporate raised medians to restrict access from driveways and adjacent roads. These types of roadways are the most efficient since conflicts or intersections are minimized permitting traffic speed to be more constant. Undivided roads are less efficient than divided roadways, though they may incorporate the same number of through

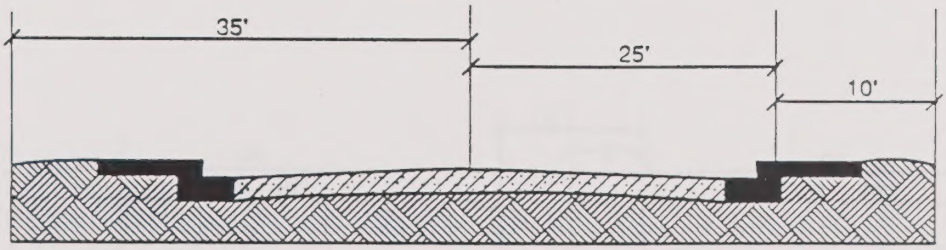
Typical Road Sections



56' Minor Collector



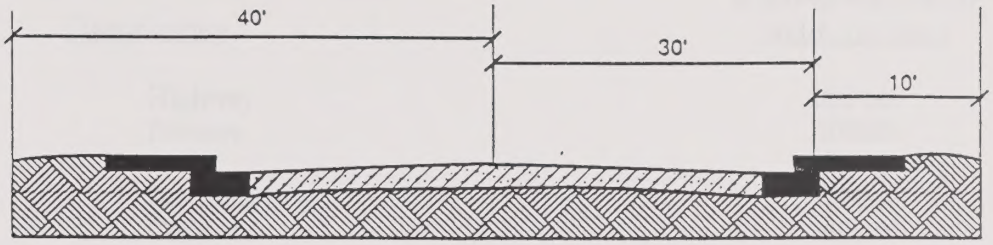
60' Residential Collector



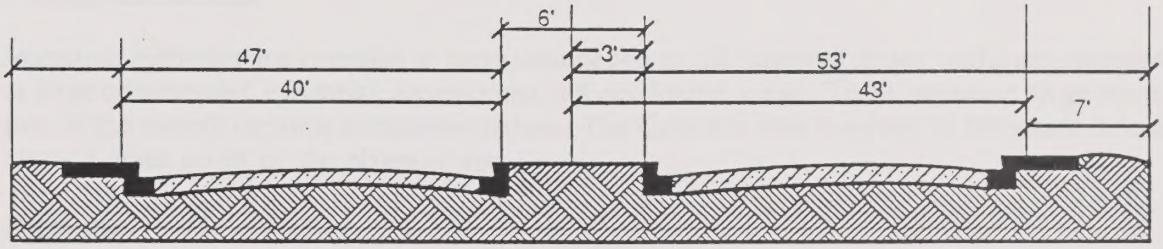
70' Secondary

C-1
Figure

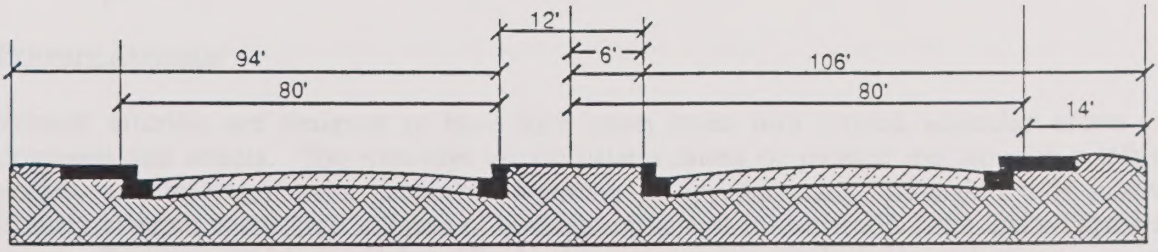
Typical Road Sections



80' Major



100' Primary



Highway 111

C-1

Figure

CONTINUED

lanes as divided roadways. They also require less right-of-way because they have no left-turn lane or raised median.

TABLE C-1

MAJOR STREET CLASSIFICATIONS

Classification	Right-of-way/Paved width (in feet)
Highway	200/160
Primary	100/80
Major	80/60
Secondary	70/50
Collector	60/40

DESIGN STANDARDS

Interstate Highways

Interstate highways are intended to carry unimpeded traffic between major traffic generators such as large commercial, industrial, recreational and residential areas. These highways, in general, are part of the overall regional circulation system. The Calexico area is served by Interstate 8, located about 5 miles north of the planning area.

Highways

The highway classification consists of four to six travel lanes with limited vehicular access to the roadway through driveways and streets. The roadway is divided by a raised or striped median with a left turn pocket and generally intersects other highways at approximately one-quarter mile intervals. Highways are expected to carry the majority of the through traffic between adjacent communities and the freeway system. When built to maximum design standards, these roadways are striped for three lanes in each direction, with shoulders, painted or raised medians, and left-turn lanes at intersections. The standard maximum capacity for this type of roadway is 56,300 vehicles per day.

Primary Arterials

Primary arterials are designed to have four travel lanes with limited vehicular access from driveways and streets. The roadways usually have a raised or painted median with a left-turn pocket, and intersect major secondary highways at approximately one-eighth mile intervals. Primary arterials carry large volumes of through traffic and collect traffic from limited secondary streets. Primary arterials are designed for two travel lanes in each direction with raised or painted medians, shoulders where right-of-way permits, and left-turn lanes at intersections. When built to standard, this roadway classification has a maximum capacity of 37,500 vehicles per day.

TABLE C-2

CIRCULATION ELEMENT ROADWAYS

Link	Roadway	Segment	Classification
		Existing	
1.	State Highway 111	N. of City sphere to Birch St.	Highway
2.	Imperial Ave.	Birch St. to International Border	Primary
3.	State Highway 98	E. and W. of City limits	Primary
4.	Birch St.	W. City limits to E. City limits	Primary
5.	W Railroad Blvd.	Birch St. to 2nd St.	Primary
6.	Cole Rd.	E. of City sphere to W. of City sphere	Primary
7.	Kloke Rd.	Grant St. to N. of City sphere	Major
8.	Rockwood Ave.	1st St. to Cole Rd.	Major
9.	Anza Rd.	W. of City limits to Imperial Ave.	Major
10.	Second St.	Imperial Ave. to E. City limits	Major
11.	Bowker Rd.	N. of City sphere to S. of City sphere	Major
12.	Heber Ave.	1st St. to Birch St.	Secondary
13.	Andrade Ave.	1st St. to Birch St.	Secondary
14.	7th St.	Encinas Ave. to E. of City sphere	Secondary
15.	5th St.	E. Raliroad Blvd. to E. of City sphere	Secondary
16.	Encinas Ave.	1st St. to Birch St.	Secondary
17.	Grant St.	W. City limits to Imperial Ave.	Secondary
18.	Sherman St.	W. Railroad Blvd. to Encinas Ave.	Secondary
19.	Ollie Ave.	All-American Canal to McKinley St.	Secondary
		Proposed	
20.	Cole Rd.	W. of City sphere to E. of City sphere	Highway
21.	Meadows Rd.	Andrade Ave. to N. of City sphere	Primary
22.	E. Railroad Blvd.	Cole Rd. to 2nd St.	Primary
23.	Sunset Boulevard	W. of City sphere to E. of City sphere	Major
24.	(no name)	N. of City sphere to "B" St.	Major
25.	Ethel Street	N. of City sphere to 1st St.	Major

City of Calexico

IMPERIAL COUNTY CALIFORNIA

CIRCULATION SYSTEM

	Existing	Proposed
Highways	═══	= = = =
Primary	═══	= = = =
Major	———	- - - -
Secondary	———	- - - -

Sphere of Influence

City Limits

Canals

Railroad

Not to Scale

North

C-2

Figure

Major Arterials

Major arterials are planned as four lane undivided roadways with partial control of access. Major arterial streets move moderate volumes of through traffic and serve as routes for local traffic to connect with highways and primary arterials. They serve as access routes for local residents to reach activity areas in the City, and may also provide direct access to commercial properties. This classification of roadway is striped for two travel lanes in each direction, with on-street curbside parking and left-turn lanes at major intersections. The maximum capacity for limited secondary highways is 25,000 vehicles per day.

Secondary Arterials and Collector Roads

Secondary arterials and collector roads are planned as two lane undivided roadways with limited access. These roads serve more local traffic from residential, commercial, and industrial areas and feed into the arterial system. Collector roads are not shown on the Circulation Element map but provide a necessary connection to the major traffic carriers.

EXISTING CONDITIONS

The circulation system in the City of Calexico is highly automobile orientated. The system is dominated by Imperial Avenue/Highway 111 travelling north/south, and Birch Street/Highway 98 which travels east/west.

On either side of the City, traffic circulates with ease. Congestion is not a problem. The problem is vehicular traffic that crosses Imperial Avenue/Highway 111 in an effort to get to either the eastern or western side of town. An outdated and inadequate system of 4-way stop signs along Imperial Avenue as well as the congestion created by the International Border Crossing are the primary obstacles to free-flowing traffic. Once north bound traffic reaches and passes the traffic signal at Birch Street and Imperial Avenue/Highway 111 the congestion almost disappears. Southbound traffic has no relief once they proceed down Imperial Avenue on their way to either downtown or Mexico. The fact that downtown abuts the International Border does tend to worsen the problem.

Imperial Avenue/Highway 111

Imperial Avenue/Highway 111 is the primary north/south arterial in the City of Calexico. The roadway basically divides the City in half. All traffic that travels north to Interstate 8, or south into Mexico travels on this roadway. The traffic is so substantial that Imperial Avenue (within the City limits south of Birch Street) is usually jammed with not only through traffic but also with local traffic, automobiles that are trying to get from one side of town to the other. The fact that there are only two traffic signals on this portion of the roadway contributes greatly to the congestion. Approximately a dozen four-way stop signs contribute to constant stop and go traffic, both heading in and out of Mexico.

Signalization

Although quite expensive, signalization is the easiest way to alleviate the congestion on Imperial Avenue. With the creation of a system that enables vehicles to travel between the border and Birch with the fewest possible delays would dramatically reduce the congestion on Imperial in the

City. Traffic tends to flow smoothly into and out of the City via Birch Street, and considering its inadequacies as a primary east/west thoroughfare, the trouble spots are few and manageable.

Restricted Access

Another approach to relieving the congestion on Imperial Avenue would be to limit the access onto the street from the smaller, less used cross streets. No less than 18 different intersections exist on Imperial Avenue between Birch Street and the International Border crossing. Limiting access to Imperial Avenue by either closing the street or by controlling the access via medians or limit the turns onto or off of Imperial Avenue would decrease the number of traffic signals necessary for a smooth traffic flow.

International Border Crossing

The border crossing at the very southern end of Imperial Avenue has had a history of bottlenecking much of the traffic in Calexico. Since a majority of the north/south traffic is border traffic, there have been many discussions on how to alleviate the congestion created by the crossing. Methods of speeding up the crossing by eliminating the delays as well as adding more agents/inspectors have been mentioned. Currently the United States Border Patrol has been looking into opening up a new crossing east of the City in the Mount Signal area, but if approved, would not be completed until 1995, therefore, it is necessary that something be done prior to that date to alleviate the congestion. The opening of a couple more lanes as well as discussions on establishing express "toll" lanes has created an optimistic outlook that some progress is being made in addressing this pressing circulation problem.

East Railroad Boulevard

The Southern Pacific Railroad bisects Railroad Boulevard dividing the boulevard into East and West portions. West Railroad Boulevard is paved and is an important north/south arterial on the west side of town. East Railroad Boulevard is a dedicated but unpaved roadway along the eastern side of the railroad tracks, just west and adjacent to the industrial/manufacturing section of the City. There exists a lot of trucking and other heavy equipment activity on this side of the tracks, but because East Railroad Boulevard is unpaved, its use is limited. A plan to route truck traffic heading to Mexico down East Railroad Boulevard, or a similar alignment, to a special border crossing is being investigated. The success of this plan will alleviate almost all the commercial trucking traffic along Imperial Avenue. The plan also proposes to continue East Railroad Blvd north and connect with Cole Road, an important East/West arterial north of Highway 98/Birch Street. Cal-Trans currently has plans to relocate Highway 98 from Birch Street to Cole Road, therefore an on/off ramp for truck traffic at East Railroad Boulevard would provide an excellent north/south thoroughfare for commercial trucking traffic. This plan would allow passenger vehicle traffic only on Imperial Avenue, lessening the congestion that currently exists.

Birch Street

Birch Street/Highway 98 is the primary east/west arterial in the City of Calexico. The area north of Birch is the lesser developed, least congested part of the City, and the area south is where the primary circulation problems exist. Although considered a highway outside of the City limits and a primary arterial within the City limits, Birch Street is only a two-lane roadway with no left turn lanes. This roadway configuration creates congestion at West Railroad Boulevard, especially since there is no traffic control device at this intersection. Many vehicles use the wide shoulders as an extra lane. The intersection of Birch and Imperial is controlled by one of several traffic signals.

Second Street

Second Street, which becomes Anza Road west of the City, is one of the major east/west cross town arterials near the southern edge of the City, parallel to the International Border. In the section west of Imperial Avenue, there are two lanes in each direction. As the street enters the Central Business District, the street narrows to one lane each way with angular parking along most of the segment between Paulin and Heber Avenues where it is only one-way in the eastbound direction. Second Street is one of only three east/west arterials that enables traffic to cross the railroad tracks.

Cole Road

Cole Road is the most northern of east/west arterials within the City limits. Cal-Trans currently has plans to shift Highway 98 north from Birch Street to Cole Road. Cole Road currently acts as the primary arterial serving the Calexico Industrial park as well as those northerly properties on either side of Highway 111. The intersection of Cole Road and Highway 111 is controlled by a traffic signal. A frontage road on either side of Highway 111 leads into Cole Road. Traffic congestion is currently not a problem on Cole Road, and with the projected improvement plans for this arterial, Cole Road will become a major commercial and industrial arterial, relieving most of the pressure on Birch Street.

EXISTING DAILY LEVELS OF SERVICE

Roadway level of service (LOS) is a qualitative measure used to describe the condition of traffic flow, ranging from excellent conditions (LOS A) to overload conditions (LOS F). Roadway capacity may also be quantified by dividing roadway volumes by the road's capacity reffered to as a volume to capacity (V/C) ratio. LOS E, defined as poor, can be represented in terms of the following daily traffic volumes.

- Two lane undivided roadways are estimated to have an LOS E capacity of 12,500 vehicles per day.
- Two lane divided roadways are estimated to have an LOS E capacity of 15,000 vehicles per day.
- Four lane undivided roadways are estimated to have an LOS E capacity of 25,000 vehicles per day.
- Four lane divided roadways are estimated to have an LOS E capacity of 37,000 vehicles per day.

By dividing existing daily traffic volumes by the daily roadway capacities listed above, existing daily V/C ratios can be calculated. Roadway capacity is defined as the number of vehicles which can be reasonably expected to pass over a given section of road in a given time period. Congestion, high accident rates, the quality of traffic flow (level of service) and environmental acceptability are also used to discuss a particular roadway's effective capacity.

Traffic Studies

It is recommended that the City of Calexico conduct a traffic study in the near future to determine what the level of service is for the many roads that lead into Imperial Avenue as well as providing essential information on the levels of service of all roads within Calexico's sphere of influence. It is expected that Imperial Avenue has a rating of LOS F during peak border crossing periods and that the City's goal should be to reduce this to LOS C. The City should conduct these studies, in order to research all available options on alleviating congestion on Imperial Avenue as well as anticipating and accomodating future growth.

CIRCULATION GOAL

The circulation system should promote the safe, efficient movement of people, goods and vehicles, and protect and enhance the environmental quality of Calexico.

Land Use and Circulation

Objective 1

Land use should be planned in conjunction with the circulation so that it does not overburden the City's existing and/or planned circulation system.

Policy 1

a. No land use should be approved that will increase the traffic on a planned or existing City street above the street's existing design capacity at service level "C" without adequate mitigation.

b. The City should monitor the impact of intra-and inter-city land use on circulation to ensure that the circulation system is not overburdened.

Street Network and Standards

Objective 2

The street network in Calexico should be based upon a graduated street classification system.

Policy 2

a. The City shall require streets to meet the needs of the residents of the community without detracting from the rural/residential setting of Calexico.

b. Parking on arterial streets that have poor levels of service should be permitted only during non-peak hours or when the total roadway is not required for the flow of traffic, as determined by the City

Access

Objective 3

Access to major streets shall be limited to maintain capacity, efficiency and the safety of the traffic flow on the City's streets.

Policy 3

a. Select local streets should be used for access to major streets, such as Imperial Avenue, and others shall be looked at to determine if they can either have limited or no access.

b. Access to all major streets should be restricted to approved points of ingress and egress through the relinquishment of access rights of the City.

c. Where access to a major street is considered necessary, access shall be limited to one point for 300 feet of frontage or one point per parcel, if parcel has less than 300 feet of frontage.

d. Combined access between adjacent properties shall be considered prior to the allowance of access to a major street to reduce the overall number and frequency of access points.

e. Access points along major and secondary streets should be located a minimum of 100 feet from the end of the curb return on all City roads.

f. Access points shall be coordinated with existing or planned access points on the opposite side of the street and the breaks in medians.

Transportation Systems Management

Objective 4

The City should use state-of-the art transportation system management planning programs to increase the efficiency on all of Calexico's street system, while keeping down capital costs.

Policy 4

a. The City shall encourage ride sharing in both the public and private sectors as a means of reducing overall traffic generation.

b. The Circulation Plan should designate future park and ride facility locations.

c. The City shall work with Caltrans to examine and implement, if feasible, a signal timing optionalization plan along Highway 111/Imperial Avenue.

d. The City should examine the traffic problems associated with truck traffic on major, secondary and local streets to ascertain the need for improvements.

Public Transportation

Objective 5

The City should develop a public transportation system that best serves the needs of the entire community.

Policy 5

a. The City should develop a short-range transit plan to implement an efficient and useful public transportation system.

b. The City should pay particular attention to the needs of transit dependents in the community such as senior citizens, the handicapped, and low and moderate income residents when designing the transit plan for the City.

Pedestrian Facilities

Objective 6

Pedestrian facilities shall be developed throughout the City to encourage walking as an alternative to the automobile.

Policy 6

a. All urban standard streets should have improved sidewalks on both sides of the road.

b. Rural streets which lead to schools or bus stops should have improved sidewalks on one side of the road.

Local Streets

Objective 7

Local streets should be designed to discourage non-local traffic.

Policy 7

a. Local streets shall not be used to link arterial roads and create "short-cuts."

b. Devices such as landscaped encroachments or medians may be used to inhibit general traffic in local areas.

c. In the event that the traffic on local streets, particularly within a residential neighborhood, has or may exceed 5,000 vehicles per day as a result of a new development, the City should require or commission a local traffic study to indicate needed measures to mitigate increased traffic levels.

d. The City should explore the feasibility of closing some of the existing through streets in the developed portion of town to reduce through traffic in residential areas.

e. The eventual paving and furthered development of East Railroad Boulevard as an important north/south arterial for truck traffic shall be encouraged.

Financing Improvements

Objective 8

The financing of expansion to the City circulation system made necessary by development shall be borne by the proposal applicants, while the maintenance and improvement of the existing street system shall be borne by the city and it's residents.

Policy 8

a. The City shall determine and update, as necessary, the cost of improvements to maintenance of the City circulation system.

b. The City shall adopt and implement appropriate legislation that required development proposal applicants to pay appropriate fees for the improvement and maintenance of the City circulation system.

c. The City shall adopt and implement appropriate measures to defray the costs of improvements to the existing street system through the use of assessment district financing, grants and other sources of revenue.

PUBLIC FACILITIES ELEMENT

HIGHLIGHTS

INTRODUCTION

PUBLIC FACILITY PLANNING FACTORS

PUBLIC FACILITIES ELEMENT

HIGHLIGHTS

Public Facility Planning: The City of Calexico needs to improve and upgrade several public facilities. (See page PF-1).

Educational Facilities: Land use should not overburden the ability of the CUSD to provide a consistent level of quality educational facilities to community residents. (See page PF-2).

Hefferman Memorial Hospital: Administrative changes should provide new direction and adequate service for the only hospital in Calexico. (See page PF-3).

Water and Sewer Services: A major constraint to development, sewer and water capacity must be improved. (See page PF-5).

Disposal and Recycling: The City should provide opportunities for residents to dispose of refuse locally at transfer stations and encourage recycling. (See page PF-10).

INTRODUCTION

Limited public financial resources constitute the largest single constraint upon the City's ability to provide a consistent level of public facilities and services over an extended period of time. Shrinking tax dollars strain the City's and other public agencies' ability to provide a consistent service level, let alone accommodate any additional growth. Financial limitations increase the need for private sector financing of increased improvements and maintenance that becomes necessary as a result of increased growth.

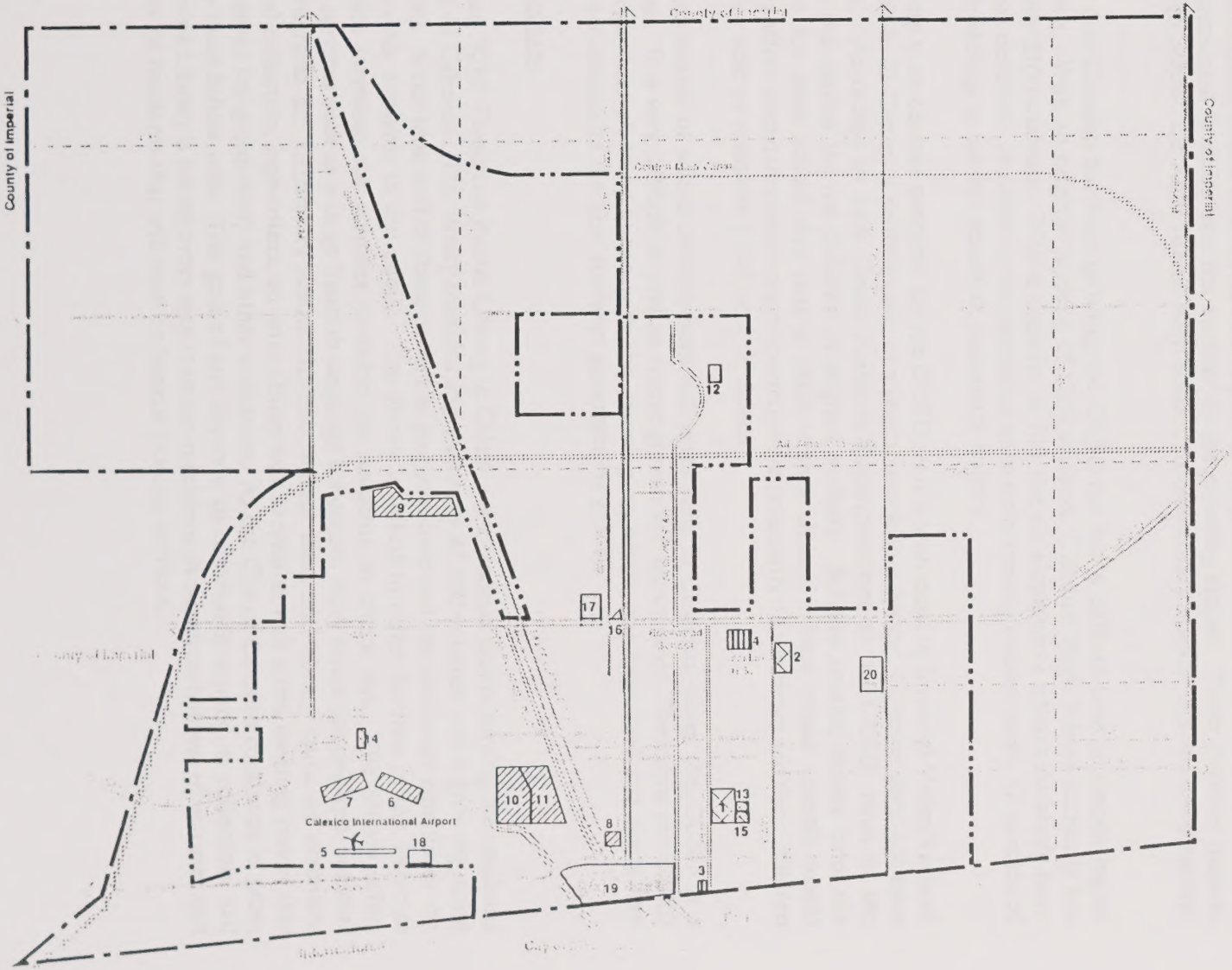
Accordingly, the facility, utility, and service policies included herein are guidelines in the on-going process of facility provision and service delivery. The City of Calexico Public Facilities Element addresses the following facilities and services: education, library, law enforcement, fire protection, public buildings, the hospital, and public utilities and services.

PUBLIC FACILITY PLANNING FACTORS

With a population of almost 20,000, the City of Calexico is fortunate to have a wide array of public facilities and services available to the residents of Calexico. The real test for the City of Calexico is not in the ability to provide public facilities, but the ability of public agencies to maintain as well as improve the current level of service, for today as well as in the future.

In the future the City of Calexico's population growth is likely to increase significantly over the current level of 19,574 people as of January 1989. With pressures for growth control in San Diego and Riverside counties, residential and industrial development will be looking to areas where constraints to growth are significantly less.

As it stands today, the City of Calexico is in dire need of improving and upgrading several public facilities. Currently, the City is expanding the capacities of both the water and sewer plants, so that they may adequately provide service for the City at present, as well as provide an acceptable level of service for future development.


County of Imperial
County of Imperial
County of Imperial
Calexico International Airport
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(A sewer expansion project was started in mid-1990). A system of development fees to be paid for by the developers has recently been created. These fees will permit the City of Calexico the ability to provide a consistent level of public facilities and services as well as maintaining and expanding the existing systems at the rate necessary to serve development.

Public Facilities in Calexico

Educational Facilities

The Calexico Unified School District (CUSD) operates the public schools in Calexico. The CUSD has nine educational facilities and has another in the planning stages. These facilities include Calexico High School, De Anza Junior High School, six elementary schools and one continuation school.

At the rate that Calexico has been growing, the CUSD has had a difficult time accomodating all of its students. With an original capacity of 1250 students, Calexico High School currently has approximately 2100 students. With a capacity of 750, the six elementary schools currently have 1100 students enrolled. In order to accommodate an ever increasing student body, 52 percent of the school buildings in use are portable, temporary trailers.

Overcrowding is an obvious problem for the CUSD, as it is with most of Imperial Valley's school districts. While El Centro is shifting over to a year round school system, Calexico does not have that option. According to Jack Goad, Assistant Superintendent of the CUSD, most of the students in the system are the children of migrant workers. Schools receive money from the government for each school day that a child attends classes. Year round schools would dramatically affect attendance since migrant workers are constantly on the move and their children would not be able to complete a full year of classes.

The unpredictability of where development will occur next in Calexico leaves the CUSD at a disadvantage. It is very difficult to predict where growth will occur next. Therefore the CUSD has a difficult time planning ahead with the planning on where purchase land and place new schools to accommodate the new students generated by growth.

Library Facilities

The Enrique "Kiki" Camerena Public Library in Calexico is a modern facility serving the residents of the City of Calexico. The library contains approximately 45,000 volumes and is growing along with the City. A full time staff of three as well as four part time and one volunteer administer the various services available to the public. The library is linked to other libraries in the Imperial Valley which increases the volumes available for residents to check out. The library offers numerous services such as a large Spanish language collection, story hours for children, summer reading programs for elementary school students, school visits and library tours, an extensive audio/visual collection, typewriters, an intra-library loan service as well a few meeting rooms that can be reserved for group study and other endeavors. As the City of Calexico continues to grow, the library must follow step. The goal of any library is to continually expand its collection, and the Camarena Library is taking every step in order to achieve an adequate balance of volumes and the number of residents that will want to benefit from its services.

Public Buildings

The City of Calexico has numerous public buildings. Public buildings include those owned by either the City, the Imperial Irrigation District, or the County of Imperial. These buildings are used primarily as places of meetings, assembly, or public information. This includes the City Hall and any future buildings that are constructed for the purpose of government and service to the residents of Calexico.

Hospital Services

With a history of financial problems, the Hefferman Memorial Hospital has made every effort to remain an effective medical establishment. Many have decided to go to hospitals in Mexicali or in El Centro. 1990 was a year of transition for the hospital in an effort to get on track and return to its quality reputation of the past. Numerous administrational changes have occurred that have enabled the hospital to obtain much needed grants and funds to update emergency equipment and modernize the hospital so that it can compete with those in El Centro and Mexicali. With the changes that have taken place in 1990, the Hefferman Memorial Hospital is more able to return to a position in which it can adequately serve the residents of the City of Calexico.

Law Enforcement

Law enforcement services are provided by the City of Calexico Police Department, which operates out of the station at 420 East Fifth Street. According to the Calexico police chief, Leslie Ginn, there are currently 30 officers working for the department. These officers operate a "beat" system which gives each officer a particular portion of the City to patrol. The department has 17 vehicles and an average response time of three minutes.

The most common crimes committed in the City of Calexico are "carl prowl" thefts. These are thefts of personal possessions from inside the vehicle and not theft of the vehicle itself. In 1990, there were 431 "car prowl" thefts reported. Other common crimes include burglary and alcohol and drug offenses. In 1990, there were 113 residential burglaries reported and 151 others, which include commercial burglaries. In 1990, there were 152 misdemeanor drug arrests, mostly for minor possession and use, and 37 felony arrests, mostly for the distribution and sale of narcotics such as cocaine and heroin. Alcoholism is a problem, with many reported disturbances. In 1990, a total of 1,772 felony crimes were reported, 588 felony arrests made, 3,030 misdemeanor crimes reported, and 1,995 misdemeanor arrests made. In general, the crime rate is low (coupled with an over 50 percent arrest rate for reported crimes) per capita. According to Chief Ginn, the City of Calexico is the safest city in the Imperial Valley.

The Calexico Police Department has an excellent relationship with the community. The department offers services such as free anti-theft marking systems for personnel possessions as well as guiding various neighborhood watch groups throughout the City.

In the event of a natural disaster, such as an earthquake, the City of Calexico has instituted an emergency preparedness plan. The emergency preparedness plan enables the police and fire departments to work together in response to such an event. Since all of the police officers live in the vicinity of the City, response time to such an event will be swift.

Fire Protection

Fire protection services for the City of Calexico are provided by the City of Calexico Fire Department. There is currently a main fire station (Station 1) located at 430 Easth Fifth Street and a recently completed substation (Station 2) located at 900 Grant Street.

Aside from services within the City limits of Calexico, the County of Imperial contracts with the City of Calexico for service within Imperial County Fire District 1. The area that the Calexico Fire Department is responsible for is the area east and west of Calexico along Highway 98 south of Interstate 8, and north to Heber Road. The County provides the Calexico Fire Department with an Emergency I Triple-Combo truck (housed at Station 1) to respond to any incidents in the area outside of the City limits. This vehicle is free to be used, if necessary, for any incident within the City limits. The Calexico Fire Department mans the county vehicle with two firefighters when required.

Currently the City owns two Van Pelt Triple-Combo vehicles, one model from 1973, the other from 1979. Fortunately, the City has purchased two new Pierce Triple-Combo vehicles and will be accepting delivery in the early part of June. Each of the two stations will receive one of the new vehicles; Station 1 will also house the 1979 Van Pelt. The 1973 Van Pelt will be put into reserve action, only to be used in an emergency. Prior to the acquisition of these two new vehicles, the City had a 1948 Mack and a 1954 GMC/Van Pelt. Both of these vehicles will be retired upon receipt of the new Pierce vehicles. The acquisition of these two new vehicles has been a much anticipated event for the Calexico Fire Department, but the City is still in need of an aerial and/or snorkel truck. The department is limited to fighting fires of up to 50 feet. Until the City is able to acquire a vehicle that enables the department to successfully fight "high rise" fires, buildings in the City will be limited to three stories in height.

According to Fire Chief Rigoberto Salorio, the Calexico Fire Department is adequately staffed. The department currently has 25 firefighters and one administrative person. Station 1 has five firefighters on duty at all times, and an additional four day persons. Station 2 has two firefighters on duty at all times as well as the four day persons. The average response time from either station is currently 3 to 4 minutes, depending on traffic.

According to Chief Salorio, traffic within the City of Calexico is the biggest problem that the Fire Department faces. On any given day over 35,000 vehicles travel through the City,, and traffic is always heavy. In the summer months, between 60,000 and 100,000 vehicles pass through the City on their way north or south into Mexico. In addition to the border crossing, the train that crosses the border also tends to tie up the flow of traffic. Response times are fairly good in spite of the traffic problems. The addition of the new substation and plans for another in the northern part of the City will give the respective stations more adequate time to respond to an incident in their part of the City.

Another problem that the Fire Department faces is the City water pressure. The water pressure needs to be increased so that if a major fire were to occur, there would be enough water pressure to put it out. Currently there is only one pumping station in the entire City, with one 100,000 gallon elevated water tank.

The Insurance Service Office (ISO) is a private fire insurance rating organization that provides a protection class rating for jurisdictions throughout the nation. This rating is on a scale of 1 to 10 with 1 being the highest possible rating (the least risk). All of Calexico, including residential,

County of Imperial
County of Imperial
County of Imperial
Central Main Canal
All American Canal
1
2
3
4
5
6
7
8
9
10
Port of Entry
International Border

City of Calexico

IMPERIAL COUNTY CALIFORNIA

PUBLIC HOUSING

1 Calexico Housing Authority Administration Office
2 Calexico Community Center/ Redevelopment Agency
3 Rockwood Village Apartments
4 Casa Sonoma Apartments
5 Calexico Village Apartments
6 Casa Imperial Apartments
7 Neighborhood House
8 Senior Citizen Housing

Other Housing Authority Properties
State Highways
Primary Roads
Lesser Roads
Unpaved Roads
Proposed Roads
Sphere of Influence
City Limits
Canals
Railroad

Not to Scale

PF-3
Figure

commercial and industrial uses, has an ISO class 5 rating. Fire insurance companies use the ISO rating system to establish fire insurance premiums throughout the country.

The City of Calexico Fire Department has in place a successful fire prevention program that requires that new owners of buildings, residential or commercial to meet certain standards. Commercial buildings in Calexico are fairly old and must meet fire and safety standards with any change of ownership. In addition, the Calexico Fire Department is in charge of the Emergency Preparedness Plan and is responsible for coordinating the efforts of the involved departments during an emergency.

Water and Sewer Services

The City of Calexico has been growing at a swift rate. Plenty of available land and an eagerness to grow has attracted developers to the City. However, major constraints to development have surfaced, namely sewer and water capacity.

Sewer

In 1987, the California Regional Water Quality Control Board advised the City that the existing wastewater treatment plant can handle flows of up to 2.2 million gallons per day (mgd). As of March 1990, projects that are currently under construction may cause the 2.2 mgd figure to be slightly exceeded by 0.05 mgd. It is believed that the slight excess will not hamper the plants ability to serve, although it may be necessary to make minor modifications to the plant to meet discharge requirements. The completion of the Phase I expansion is projected for the spring of 1991. The expansion will increase the amount of flow the plant can handle by 0.48 mgd, bringing the capacity up to 2.68 mgd. The construction and completion of the Phase II expansion, once completed, will increase the capacity to 3.45 mgd. Once completed, Phase II will accommodate the currently pending annexations and approved developments.

Water

The City of Calexico's water plant capacity is currently 10.0 mgd. According to the department of public works, the average daily demand in the City for water is 3.8 mgd. The maximum daily demand has reached 6.4 mgd in the past. The City has committed 1.4 mgd to already approved development. The City will still have a remaining capacity of 4.8 mgd according to average daily demand, and 1.0 mgd remaining capacity at maximum daily demand. Phase II of the expansion of the plant will increase capacity by 4.0 mgd, bringing the capacity up to 14.0 mgd. Financing for the Phase II expansion has yet to be secured, therefore the City must be cautious about the amount of capacity they commit to development between now and when the Phase II expansion is complete.

TABLE PF-1

SEWER AND WATER CAPACITIES

	Sewer Capacities mgd	Water Capacities mgd
Existing Capacity	2.20	10.0
Phase I Expansion	0.48	0.0
TOTAL CAPACITY IN SPRING 1991	**2.68**	**10.0**
Phase II Expansion	0.77	4.0
TOTAL PLANNED CAPACITY	**3.45**	**14.0**

PUBLIC FACILITIES GOAL

The provision of public facilities should be at a level which allows for adequate service at minimum cost and insure that development and/or growth pay for itself.

Educational Facilities

Objective 1

Land use should not overburden the ability of the Calexico Unified School District to provide a consistent level of quality educational facilities to community residents.

Policy 1

a. The City should consider the effect of residential development on the existing and design capacity of all affected educational facilities as defined by the Calexico Unified School District.

b. The City shall submit copies of development proposals to the Calexico Unified School District for review and comment.

c. The City shall provide the Calexico Unified School District with regular reports of building permit activity.

d. The City shall encourage and assist, if requested, the Calexico Unified School District to maintain on a regular basis a ratio between enrollment and capacity for all Calexico schools.

Library Facilities

Objective 2

The City shall support the continuation of library services as a necessary community service facility.

Policy 2

a. Maximum efforts to share services with other library systems should be encouraged.

b. A study for a branch library site on the west side of town should be initiated to keep up with the City's growth and meet the increased demand for library services and facilities.

c. A development impact fee for library services should be enacted to provide funding for the increase of library services to the growing community.

Public Buildings

Public buildings include those owned by either the City, the Imperial Irrigation District, or the County of Imperial and are used primarily as places of meeting, assembly, or public information.

Objective 3

The City should encourage the development of a Local Government Center that will become the focal point for all services.

Policy 3

a. The City should plan all new public-orientated government offices to be located in and around the existing City Hall.

b. The City shall encourage the County of Imperial to locate any new public buildings or offices serving the Calexico area in the Local Government Center area.

Objective 4

All public buildings shall be designed to minimize energy usage.

Policy 4

a. The City shall annually assess the energy usage of each public building.

b. The City shall promote energy conservation in existing public buildings through the initiation of retrofitted energy conservation measures where feasible.

c. All new public buildings shall be designed to be as energy efficient as financially feasible.

Hospital Services

Objective 5

To provide adequate hospital and health care facilities to meet the demand of the existing and future residents of Calexico.

Policy 5

a. The City shall investigate the possibility of creating a Hospital District which would be supported by public funding.

b. The City shall look at the possibility of expanding the City of El Centro's hospital district. The City shall meet with representatives of the City of El Centro Hospital District to discuss the available options.

Law Enforcement

Objective 6

The City shall protect the lives, health and property of the residents of Calexico by maintaining a consistent level of quality law enforcement.

Policy 6

a. The City of Calexico will attempt to provide the industry standard of 2 police officers per 1,000 population as an overall goal. The Police Department budget should be adjusted yearly to guarantee that the Police Department grows along with the population of the City and that it is able to maintain the industry standard mentioned above.

b. The City shall initiate a study for improving and expanding the existing police station. The existing station, which is 20 years old, is out of date and not sufficiently large enough to process and interrogate the number of criminals and other complaints that a city the size of Calexico's needs to be able to do. With over 4,000 crimes per year being reported, the City needs to expand and bring up to date its Police Department.

Fire Protection

Objective 7

The City shall continue to maintain an adequate level of quality fire protection services through continually adapting and to the new development that is happening in the City so as to adequately serve the residents of Calexico.

Policy 7

a. The City shall look into obtaining/purchasing some modern ladder equipment trucks so that the City has the ability to fight "high rise" fires.

b. The Planning Department shall inform the Fire Department of any new developments to insure that the department has the necessary staff to service the project.

c. A study should be undertaken to assess the need and locations of an additional substation.

d. Maintain an on-going fire inspection program to reduce the fire hazards associated with older buildings, residences, critical facilities, public assembly facilities and industry.

e. Continually review and improve the Emergency Preparedness Plan. Discuss, review, and coordinate response procedures and capabilities with all City departments.

Water Services and Facilities

Objective 8

The City should maintain a consistent level of quality water service through minimizing the impacts of new land use changes on the existing system.

Policy 8

a. The review of all development applications shall include an assessment of necessary water conservation measures.

b. The extension of water service facilities such as transmission lines or pumps to accommodate new development projects should be limited to one-quarter mile across an undeveloped area.

c. The dedication, construction, and maintenance of pumps, transmission and storage facilities to service new development and expand the City's water system capacity should be reviewed with each new development application.

d. All improvements to the existing water service system necessitated by the approval of a new development project shall be financed entirely by the project proponent either by fee and/or actual construction.

Sewer Service and Facilities

Objective 9

The City should maintain a consistent level of quality sewer service through minimizing the impacts of new land use changes on the existing system.

Policy 9

a. Sewer service capacity shall exist prior to the approval of any new development application which required community sewer service.

b. Future sewer service expansions should be designed to maintain an adequate level of service.

c. The extension of sewage transmission lines or pumping facilities to accommodate new development projects should not be extended over undeveloped areas.

d. All improvements to the existing sewer service system necessitated by the approval of a new development project shall be financed entirely by the project proponent either by fee or actual construction.

e. The City should examine the feasibility of utilizing reclaimed water for non-contact usage.

f. Coordinate with the California Regional Water Control Board regarding the possible wastewater discharge in excess of 2.2 mgd. The Public Works Department shall consider operational changes to keep already approved development from overloading the system.

g. The City shall begin planning and design of the Phase II expansion to the wastewater treatment plant.

h. All future tentative maps should be approved only with conditions based on water and sewer service availability. There shall be no exceptions, either on occasion or by approval.

Solid Waste Facilities

Objective 10

The City should provide opportunities for residents to dispose of refuse locally at transfer stations, encourage recycling, and support regional efforts to solve the County solid waste disposal needs.

Policy 10

a. The City should explore a suitable location for a solid waste transfer station. This location will not be adjacent to any planned and/or approved residential development not served by residential streets, and will have a proper environmental review.

b. The location of the transfer station should be readily accessible and not in conflict with adjoining existing or planned land uses.

c. The City should encourage recycling projects in the City through its own efforts and the efforts of individuals, non-profit organizations, and/or corporations.

d. The City should look into the possibility of constructing a waste to energy type facility that could take a majority of the waste created by residents in the City and convert it into a usable form of energy to generate electricity and other useful forms of energy. This will limit the amount of waste that ends up in landfills.

e. The City should support regional efforts to solve the solid waste disposal problem through assisting the County of Imperial in expanding existing landfills and, if necessary, locating new landfills.

Public Service Agencies

Objective 11

The City shall look at the public service agencies that exist in the City of Calexico and review their performance and level of services provided.

Policy 11

a. The City shall explore the possibility of combining agencies that provide similar services in order to facilitate acquisition of these services and to prevent like agencies from performing the same tasks.

OPEN SPACE/CONSERVATION ELEMENT

INTRODUCTION

OPEN SPACE/CONSERVATION ELEMENT

HIGHLIGHTS

New River: The New River provides an excellent opportunity for an open space/recreation area, but it requires a major commitment for clean up. (See page OSC-2).

Soil Composition: Soil associations in Calexico pose problems for development. (See page OSC-3).

Water Conservation: Surface waters and groundwater are a key element in the environmental composition of Calexico. (See page OSC-5).

Agricultural Lands: Agriculture remains an important aspect within the City and region. Its continuation is promoted, encouraged, and protected. (See page OSC-6).

Recreational Land: Preserve open space through public and private recreational land for long-term protection and management. (See page OSC-7).

INTRODUCTION

The City of Calexico comprises an area that has primarily agricultural production and grazing land. The topography is primarily flat with little features, save the irrigation canals of the Imperial Irrigation District.

The Open Space and Conservation Element contains provisions to conserve and manage the City's natural resources. Identified in the chapter are those areas of significant value to the community such as:

- Soil Conservation
- Agricultural Preservation
- Open space

The objectives and policies included herein are directed at ensuring that the development of the City does not interfere with the intrinsic value of these resources unless the overall community need is overriding.

State law requires cities and counties to identify environmental resources and to prepare and implement policies relating to the utilization and management of these resources. The specific sections that are addressed by this element include:

- Section 65302(d) of the Government Code which requires the preparation of a conservation element to specify policies for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers, and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

- Section 65302(e) of the Government Code which requires preparation of an open space element that addresses the use of land for preservation of natural resources, managed production of resources, outdoor recreation, and public health and safety.

OPEN SPACE

California planning law regarding open space is extensive and explicit about what the Element should accomplish. Article 10.5 of the California Government Code (commencing with Section 65560) states that an open space plan should address the following:

- preservation of natural resources;
- preservation of land used for resource production such as agriculture;
- preservation of open space land used for recreation;
- avoidance of land that poses a public health and safety hazard;
- discouragement of premature and unnecessary conversion of open space; and
- definition of an orderly pattern growth and development that takes into consideration open space.

New River

Approximately 100 miles south of the International Border, the New River is created from return flows from the Colorado River. California Planning Law requires that the Open Space/ Conservation Element preserves the City's natural resources and lands that can be used for recreation. Planning Law also requires that the City avoid lands that pose public health and safety hazards. The New River provides an excellent opportunity for the City of Calexico to develop an open space/recreational use area. However, because of the health hazards posed by the river (please see the Safety Element) this opportunity is far from reality.

A natural anomoly, the New River flows backwards, not into the ocean, but north into the United States, emptying into the Salton Sea. From the flooded agricultural plains south of Mexicali, the New River flows north, through Mexicali where it picks up industrial waste, sewage backflow and other contaminants. The river proceeds to flow across the border untreated, through Calexico, the Calexico Landfill, the Imperial Landfill and then empties into the Salton Sea. The New River is the most polluted river in North America, and the portion of the river slightly upstream from the International Border is the most polluted segment of the river.

Until dramatic measures are taken by both the Mexican and United States governments, the New River will not be able to be used in any recreational capacity. The price tag for cleaning and maintaining the New River is so prohibitive that the City cannot undertake the project, nor can they transform it into a useful recreational area. Until the governments of both countries and other responsible agencies, are able to commit to a major cleaning project, the New River will remain a hazardous open space area with no open space or recreational value. Until these measures are taken, the New River shall be made off limits so that the public will be protected. The Safety Element addresses what should be done to protect and educate the people of Calexico about the hazards of the New River.

Open Space Lands

There are no specific lands within Calexico designated as open space. The agricultural and public lands such as parks are the only areas which could be deemed as open space.

California Planning Law requires that land used for agriculture be preserved. Agriculture is the economic backbone of the entire Imperial Valley. The agriculture industry provides a majority of the jobs in the county. Not only is the preservation of the agricultural lands critical to the area's economy, they provide a very important scenic element. Miles of irrigated, productive agricultural lands are pleasant to look at as well as provide much needed open space areas around the City.

Planning Law also requires that premature and unnecessary conversion of open space be discouraged and that an orderly pattern of growth and development take into consideration open space lands. The City shall make a point of protecting agricultural lands from premature and unnecessary encroachment by development until such time as there is the need to expand the developed area of the City to accommodate new homes or jobs.

Public Lands

Public parks in the City of Calexico provide another source of open space areas. These areas are addressed in the Parks and Recreation Element.

CONSERVATION

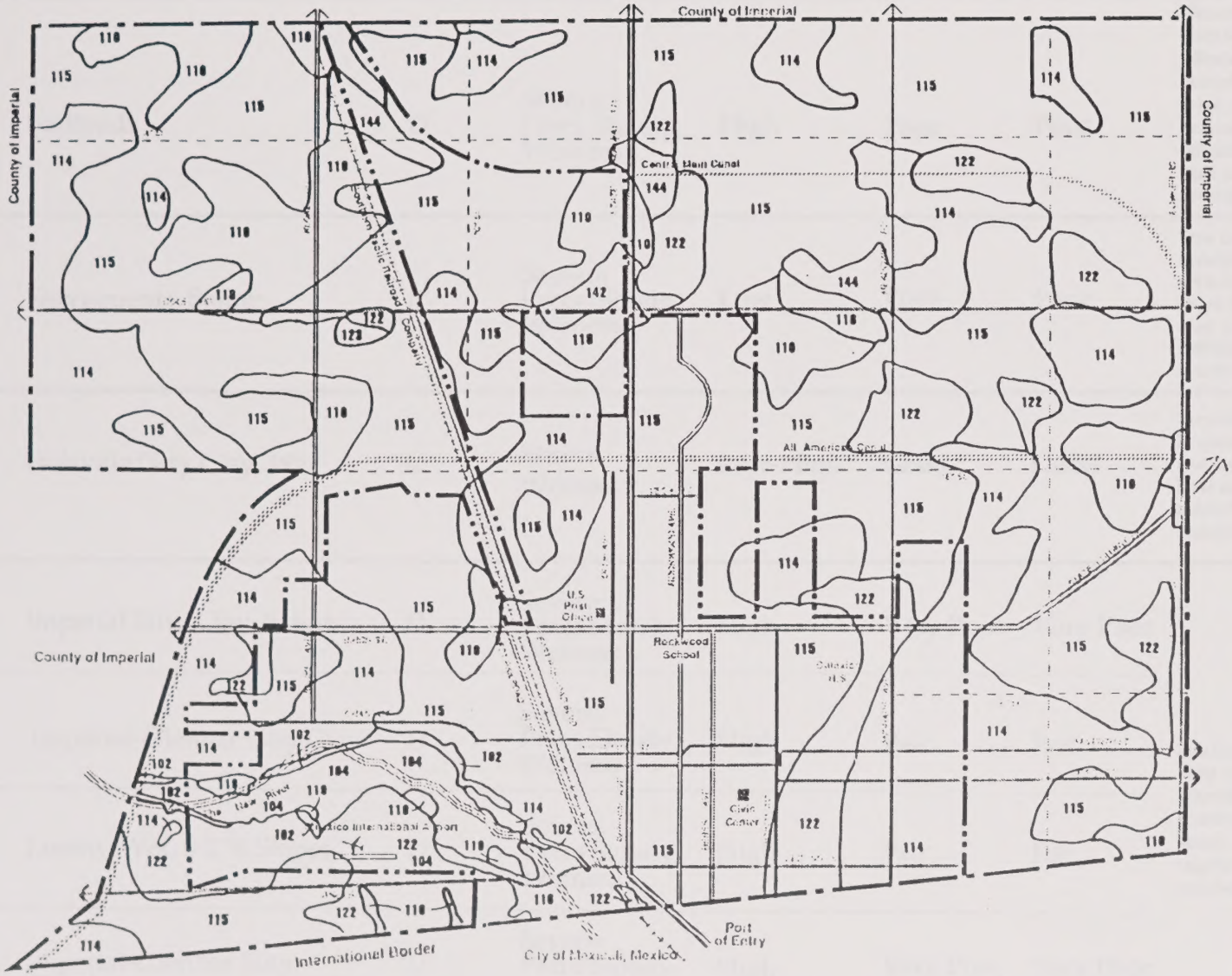
Land and water have historically been two of the most valuable resources. The nature of land in regard to its location, soil composition, topographic features, and water availability determines the value not only in monetary terms, but also to the community as a whole.

Soil Composition

The knowledge of the soils suitability or limitations in Calexico assist in the process of determining proper land uses and conserving limited resources, if necessary. It can also help in avoiding the economic losses, social costs, and severe individual hardships that result from structural damage to homes by the failure of private subsurface sewage disposal systems; from the preemption of suitable sources of construction material near developed areas; and from soil erosion and sedimentation. In the following pages, the general soil composition in Calexico is identified and evaluated in terms of the soil associations that exist and some of the soil-related problems that can occur without proper soil management.

Figure OSC-1 delineates the boundaries that exist in Calexico; while Figure OSC-2 illustrates the general soil associations.

As you can see in Figure OSC-2, the soil associations located in Calexico do pose problems for development because most of the soils have high shrink-swell behavior, are not generally suitable for septic tanks, do not capture and hold run-off well, and are highly erosive. Notes to Figure OSC-2 provide more specific information and definitions of terminology used in identifying soils in Calexico.



City of Calexico

IMPERIAL COUNTY CALIFORNIA

Soils in Plan Area

102	Badlands
104	Fluvaquents, Saline
110	Holtville Silty Clay, Wet
113	Imperial Silty Clay, Saline
114	Imperial-Glenbar Silty Clay
115	Loams, Wet, 0-2% Slopes
116	Imperial-Glenbar Silty Clay Loams
118	Indio Loam, Wet
119	Indio Vint Complex
122	Meloland Very Fine Sandy Loam, Wet
123	Meloland and Holtville Loams, Wet
142	Vint Loamy Very Fine Sand, Wet
144	Vint and Indio Very Fine Sandy Loams, Wet

State Highways
Primary Roads
Lesser Roads
Unpaved Roads
Proposed Roads
Sphere of Influence
City Limits
Canals
Railroad

Not to Scale

North

OSC-1
Figure

General Soil Associations of Calexico

Map Symbol	Name	Hydrologic Soils Group	Suitability for Septic Systems	Shrink Swell Potential	Potential for Agriculture: Grain & Seed Crops	Potential for Agriculture: Grasses & Legumes	Summary
102	Badlands	D	Severe: Percs Slowly, Wetness	High	Poor	Poor	This steep to very steep miscellaneous area consists of barren land on unconsolidated, stratified alluvium. It is dissected by drainage ways. Texture of the materials forming the Badlands ranges from clay to gravelly sand, but strata of fine textures predominate. This area is used for wildlife habitat and recreation. Other uses and potentials are restricted by the steep slopes and rapid geological erosion.
104	Fluvaquents, Saline	B	Severe: Percs Slowly, Wetness	Low	Poor	Poor	This consists of very deep, nearly level soils on floodplains and alluvial basin floors. Surface runoff is slow to ponded, and the hazard of erosion is slight. Soluable salt accumulation is too great for crop production. Potential is fair as habitat for wildlife. Scattered vegetation produce some cover and food.
110	Holtville Silty Clay, Wet	C	Severe: Wetness	Low-High	Good	Good	Very deep, well drained, stratified soils that formed in mixed alluvial deposits on floodplains, terraces and basin floors. Elevation is 200 feet above sea level to 230 feet below. Slopes are 0-2percent. The natural vegetation is a sparse growth of quailbush, cresotebush and mesquite.
113	Imperial Silty Clay, Saline	D	Severe: Percs Slowly, Wetness	High	Very Poor	Very Poor	The Imperial Series consists of very deep, moderately well drained soils that formed in recent alluvial deposits on floodplains and basins. Elevation is 200 feet above sea level to 230 feet bleow. Slopes are 0 to 2 percent. The natural vegetation is a sparse growth of quailbush, creosote bush, inkweed and pickleweed.
114	Imperial-Glenbar Silty Clay	D	Severe: Percs Slowly, Wetness	High	Fair	Fair	
115	Loams, Wet, 0-2 % Slopes	D	Severe: Percs Slowly, Wetness	High	Fair	Fair	
116	Imperial-Glenbar Silty Clay Loams	D	Severe: Percs Slowly, Wetness	High	Very Poor	Very Poor	

NOTE: See following text for definitions of each soil characteristic

Map Symbol	Name	Hydrologic Soils Group	Suitability for Septic Systems	Shrink Swell Potential	Potential for Agriculture Grain & Seed Crops	Grasses & Legumes	Summary
118	Indio Loam, Wet	B	Severe: Wetness	Low	Good	Good	The Indio Series consists of very deep, well drained soils that formed in recent mixed Alluvial or Eolian material on flooDplains and basins. Elevation is 200 feet above sea level to 230 feet below. Slopes are 0 to 2 percent. The natural vegetation is scattered creosotebush, bursage and wingscale.
119	Indio-Vint Complex	B	Moderate Percs Slowly	Low	Poor	Poor	
122	Meloland Very Fine Sandy Loam, Wet	C	Severe: Percs Slowly, Wetness	Low-High	Fair	Good	The Meloland Series consists of very deep, well drained, stratified soils that formed in recent mixed alluvium on floodplains and alluvial basins. Elevation is 200 feet above sea level to 230 feet below. Slopes are 0 to 2 percent. The natural vegetation is a sparse shrub growth of creosote bush, bursage, wingscale and mesquite.
123	Meloland and Holtville Loams, Wet	C	Severe: Percs Slowly, Wetness	Low-High	Fair	Good	
142	Vint Loamy Very FIne Sand, Wet	B	Severe: Wetness	Low	Fair	Fair	The Vint Series consists of very deep, well drained soils that formed in mixed alluvial or eolian materials on floodplains and Saluvial basins. Elevation is 250 feet above sea level to 230 feet below. Slopes are 0 to 2 percent. The natural vegetation is a sparse shrub cover of wingscale, mesquite, creosote bush and bursage.
144	Vint and Indio Very Fine Sandy Loams, Wet	B	Severe: Percs Slowly, Wetness	Low-High	Fair	Fair	

NOTE: See following text for definitions of each soil characteristic

SOURCE: Soil Survey of Imperial County, California Imperial Valley Area, Oct. 1981

OSC-2 Figure

CONTINUED

NOTES TO FIGURE OSC-2

1. **Hydrologic soil groups** are used to estimate runoff from precipitation. Soils not protected by vegetation are placed in one of four groups on the basis of the intake of water after the soils have been wetted and have received precipitation from long-duration storms.

   The four hydrologic soil groups are:

   Group A. Soils having a high infiltration rate (low runoff potential when thoroughly wet. These consist chiefly of deep, well drained to excessively drained sands or gravels. These soils have a high rate of water transmission.

   Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

   Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils that have a layer that impedes the downward movement of water or soils that have moderately fine texture or fine texture. These soils have a slow rate of water transmission.

   Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clay soils that have a high shrink-swell potential, soils that have a permanent high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

2. Favorable soil properties and site features are needed for proper functioning of septic tank absorption fields, sewage lagoons, and sanitary landfills. The nature of the soil is important in selecting sites for these facilities and in identifying limiting soil properties and site features to be considered in design and installation.

   If the degree of soil limitation is expressed as **slight**, soils are generally favorable for the specified use and limitations are minor and easily overcome; if **moderate**, soil properties or site features are unfavorable for the specified use, but limitations can be overcome by special planning and design; and if **severe**, soil properties or site features are so unfavorable or difficult to overcome that major soil reclamation, special designs, or intensive maintenance is required.

   Soil suitability is rated by the terms **good**, **fair**, or **poor**, which, respectively, mean about the same as the terms **slight**, **moderate**, and **severe**.

3. **Shrink-swell potential** depends mainly on the amount and kind of clay in the soil. Laboratory measurements of the swelling of undisturbed clods were made for many soils. For others the swelling was estimated on the basis of the kind and amount of clay in the soil and on measurements of similar soils. The size of the load and the magnitude of the change in soil moisture content also influence the swelling of soils. Shrinking and swelling of some soils can cause damage to building slabs and foundations, roads, and other structures unless special designs are used. A high shrink-swell potential indicates that special design and added expense may be required if the planned use of the soil will not tolerate large volume changes.

A **slight** limitation indicates that soil properties generally are favorable for the specified use; any limitation is minor and easily overcome. A **moderate** limitation indicates that soil properties and site features are unfavorable for the specified use, but the limitations can be overcome or minimized by special planning and design. A **severe** limitation indicates that one or more soil properties or site features are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required. For some soils rated severe, such costly measures may not be feasible.

4. **Grain and seed crops** are seed-producing annuals used by wildlife. The major soil properties that affect the growth of grain and seed crops are depth of the root zone, texture of the surface layer, available water capacity, wetness, slope, surface stoniness, and flood hazard. Soil temperature and soil moisture are also considerations. Examples of grain and seed crops are corn, wheat, oats, and barley.

   Grasses and legumes are domestic perennial grasses and herbaceous legumes that are planted for wildlife food and cover. Major soil properties that affect the growth of grasses and legumes are depth of the root zone, texture of the surface layer, available water capacity, wetness, surface stoniness, flood hazard, and slope. Soil temperature and soil moisture are also considerations. Examples of grasses and legumes are fescue, ryegrass, lana vetch, clover, and alfalfa.

Water Conservation

Natural water systems such as surface waters and groundwater are a key element in the environmental composition of the community. Surface waters induce vegetative growth, create and sustain animal habitat, and provide natural borders in the form of creeks and channels. Groundwaters also induce vegetation, but more importantly, they provide long-term water storage. The City of Calexico considers the natural waters a principal resource worthy of active conservation.

OPEN SPACE GOAL

Preservation of open space in the Community should be coordinated with conservation of significant resources of general public interest and benefit.

Land Use

Objective 1

Open space should be preserved through appropriate land use policies that recognize the valuable natural resources in the City.

Policy 1

a. Open space lands are a valuable natural resource that enhances Calexico's rural character.

b. All land use changes should be consistent with the need to preserve Calexico's open space area.

c. Discontigious land use patterns which encroach into open space areas shall not be approved.

d. Encourage in-fill development in order to preserve undeveloped outlying open space areas.

Agricultural Lands

Objective 2

Agriculture is an important aspect of the economy of the City and region. Its continuation within the area should be promoted, encouraged and protected.

Policy 2

a. Agriculture should be encouraged as a part of a rural residential area.

b. Preservation of existing land under agriculture production shall be maintained as long as it remains economically viable.

c. Appropriate setbacks from existing and planned industrial, commercial and residential land uses shall be established.

d. The City Council shall consider the adoption of a "right-to-farm" ordinance to diminish nuisance impacts of urban uses.

e. Urban growth shall be on lands of lesser quality soils in order to protect prime agricultural land.

f. Encourage the usage of Williamson Act contracts on lands currently under agricultural production.

g. Prior to any development on agricultural lands, a biological survey focused on the greater sand hill crane and the flat tailed thorned lizard should be prepared to ascertain the presence of these two species or any other threatened or endangered species. Appropriate measures should be taken to relocate the species or preserve the habitat.

Public and Private Recreation Land

Objective 3

The preservation of open space through public and private recreational land is encouraged as the best means of long-term protection and management.

Policy 3

a. The City shall encourage private recreational uses as a means of preserving large amounts of open space land.

CONSERVATION GOAL

Conservation in Calexico should be concentrated in the areas of soils management, water management and agricultural preservation.

Soil Management Techniques

Objective 4

The City shall establish and maintain proper soil management techniques to reduce the adverse effects of soil-related problems such as shrink-swell behavior, erosion, run-off potential, and septic tank failure.

Policy 4

a. Development proposed in areas where there is a high shrink-swell behavior causing expansive soils shall be required to use appropriate construction techniques recommended by a registered engineer.

b. Agricultural areas should not be disturbed to the extent that erosion will occur without the initiation of proper soil management measures.

c. Soils having a high or moderate permeability capacity or rate should be left in their natural state to reduce run-off and encourage groundwater recharge.

Surface Waters

Objective 5

Water resources in the City should be conserved through the retention of the use of the Irrigation District Canals for storm runoff, the protection of limited groundwater resources, and domestic water conservation measures.

Policy 5

a. Canals in rural residential land uses shall be visually enhanced with landscaping. Landscaping must not restrict or hinder the general maintenance and upkeep of the canals.

b. In urban areas, the canals should continue to be used for storm drain water; however, the protection of life and property may require the use of alternatives or other methods of controlling storm flow in the future. Any

plans to incorporate irrigation canals into a comprehensive storm drain system will be subject to review and approval by the irrigation district.

c. The City should study the feasibility of locating another detention basin for storm water in the City.

d. Substances such as toxic wastes or untreated sewage shall not be discharged into the City's natural water resources.

e. The City shall periodically re-examine the philosophy of using the Imperial Irrigation Canals for storm drainage water.

Water Conservation

Objective 6

New construction and development should conserve water through minimizing water usage and waste.

Policy 6

a. All residential construction shall be required to install low-volume toilets, showers, and faucets.

b. New development projects should install water-conserving appliances (washing machines, dishwashers).

c. The usage of primarily drought-tolerant native plants shall be required through review and approval of landscaping plans by City staff.

d. Residential projects having common green areas and all commercial, manufacturing, and public projects shall be required to install automatic irrigation systems.

e. The usage of drip irrigation shall be required where feasible.

f. Alternative water conservation systems such as grey water usage in residences shall be examined and initiated, if feasible.

g. New residential construction shall be preplumbed for reclaimed water through a dual on-site distribution system. Anticipated non-potable uses include landscaping, lawn maintenance and crop irrigation. All reclaimed water systems will be in compliance with the State of California Regional Water Quality Board guidelines and basin objectives as well as CEQA and NEPA guidelines.

h. Residential units connected to the community sewage collection system shall not use salt-based water softeners.

PARKS AND RECREATION ELEMENT

HIGHLIGHTS

Dedicated Public Parkland: The City has 57.9 acres of dedicated public parkland. (See page PR-1)

Calexico Unified School District: The C.U.S.D. has 147.9 acres of land available for parks/ recreation use. (See pages PR-1 and PR-6).

Community Park: Land should be acquired and developed for the city to create a community park. (See page PR-7).

Joint Usage of Public Facilities: Maximize opportunities for the joint use of public facilities so park/recreation facilities will be more cost efficient and service levels better. (See page PR-11).

Private Recreational Facilities: The City encourages the development of private recreation facilities to fulfill a portion of the recreation needs of the City. (See page PR-12).

The best measure of the adequacy and quality of parks and recreational services is indicated by the services provided. The two most important factors in determining the adequacy and quality are the amount and location of available parkland and the ability of the parks system to accommodate the recreational demands of the community. Additional factors to be included in order to determine the adequacy and quality of the parks system are the acreage of the park, the acreage per thousand population, the service radius , the population within the service radius, and the amount the City spends for parks and recreation. By examining all of these factors, a measure of the adequacy and quality of the parks and recreation system in the City of Calexico can be made.

Current Parkland and Recreational Facilities

As of January 1, 1990, the City of Calexico had 57.9 acres of dedicated public parkland, which meets state standards for parkland allocations. The location of the existing public parkland is shown in Figure PR-1. Although the. City meets state parkland requirements the need exists for a centralized community park. The community park should serve as a nucleus for recreational activities and should provide but not be limited to such amenities as tennis and basketball courts, playfields (football, baseball, softball, T-ball), swimming pool and a recreation center.

Typically, there is a heavy demand for park usage among lower-income families. Often times public parks provide the only recreational opportunities available to low-income users.

The City has an established recreational program which focus' upon summer activities. Programs such as Pop Warner Football and Little League are heavily supported in the community.

Table PR-1 illustrates the breakdown of public recreation facilities as of January 1990. Table PR-2 illustrates the improvements that have been made at the various parks in the City.

TABLE PR-1.

CITY OF CALEXICO PARK IMPROVEMENTS

PARKS*	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
ACREAGE																								
Gross Acreage	3.5	3.5	0.5	2.3	2.0	1.0	5.5	3.4	0.8	2.0	1.0	0.5	1.0	2.0	6.0	1.0	2.3	0.8	0.5	0.5	4.0	8.8	2.7	2.3
Lawn Area Acreage	2.5	0.0	0.5	1.3	2.0	0.5	4.0	1.0	0.8	1.8	1.0	0.5	1.0	1.0	4.0	1.0	1.3	0.8	0.3	0.4	3.5	4.0	2.7	1.0
IMPROVEMENTS																								
Community Center						■																		
Amphitheater							■																	
Bleachers		■																						
Water Fountain									■															
Kiosk																					■			
Patio																					■			
Parking	■	■		■		■								■										
Bicycle Racks				■		■																		
Paved Sidewalks				■					■	■	■	■	■	■							■			
Drinking Fountain		■				■			■										■		■			
Restrooms	■	■						■	■	■											■	■		
Concession Stand			■					■																
Scoreboard		■																				■		
Picnic Area			■			■	■		■					■	■				■		■			
Barbecue Area															■									
ACTIVITIES																								
Baseball Field	■							■						■	■							■		
Softball Field		■																						
Soccer Field															■									
Lighted Fields	■	■						■														■		
Basketball Court														■					■			■		
Tennis Court																						■		
Handball Court																						■		
Horseshoe Pit							■																	
Gaming Area						■				■											■			
"Tot" Area														■					■	■		■		
Physical Fitness Trail																	■							

* Key to park names on next page.

KEY TO PARK NAMES

1	Alex Rivera Field
2	American Legion Field
3	Anza Park
4	Camarena Library Park
5	Cole Road Park
6	Community Park
7	Crummett Park
8	Emerson Field
9	Friendship Park
10	Heber Park
11	Kennedy Gardens Park (parcel C)
12	Kennedy Gardens Park (parcel D)
13	Kennedy Gardens Park (parcel H)
14	Kennedy Gardens Park (parcel J)
15	Las Casitas Park
16	Las Lomitas Park
17	Lioness Park
18	Martinez Park
19	Miguel Cortez Park
20	Rio Vista Park
21	Rockwood Plaza Park
22	Rodriguez Park
23	Villa De Oro Park
24	Williams Park

TABLE PR-2.

AVAILABLE PARKLAND: 1990

PUBLIC RECREATION FACILITIES

Alex Rivera Field	3.5 acres
American Legion Field	3.5 acres
Anza Park	0.5 acres
Camarena Library Park	2.3 acres
Cole Road Park	2.0 acres
Community Park	1.0 acre
Crummepp Park	5.5 acres
Emerson Field	3.4 acres
Friendship Park	0.8 acres
Heber Park	2.0 acres
Kennedy Gardens Park (Parcels C,D,H, and J)	4.5 acres
Las Casitas Park	6.0 acres
Las Lomitas Park	1.0 acre
Lioness Park	2.3 acres
Martinez Park	0.8 acres
Miguel Cortez Park	0.5 acres
Rio Vista Park	0.5 acres
Rockwood Plaza Park	4.0 acres
Rodriguez Park	8.8 acres
Villa De Oro Park	2.7 acres
Williams Park	2.3 acres
Total	57.9 acres

The Calexico Unified School District (CUSD) also has large areas of land available for parks and recreational use currently in connection with their school facilities. The CUSD maintains nine educational facilities and has one facility in the planning stages. These include Calexico High School, De Anza Junior High School, six elementary schools, and one continuation school. These school facilities, although used during school hours by the respective schools, are open to the public and available for recreational use. A list of the schools and the available recreational areas can be found in Table PR-3.

Future Park and Recreation Needs

To provide adequate park and recreational facilities to the residents of Calexico, the City must do the following:

1. Provide for future parkland provisions as a condition of development approval. The City may want to investigate the possibility of parkland dedication and improvement as conditions of project approval.

TABLE PR-3

SCHOOLS AND RECREATIONAL FACILITIES

Schools

Mains Elementary	10.0 acres
Rockwood Elementary	12.9 acres
Dool Elementary	8.2 acres
Blanche Charles Elementary*	16.0 acres
Jefferson Elementary	10.0 acres
Kennedy Gardens Elementary	9.0 acres
De Anza Junior High	14.0 acres
William Moreno Junior High**	21.0 acres
Aurora Continuation	2.5 acres
Calexico High	44.3 acres
Total	147.9 acres

* currently a portable school but should become permanent within the next year
** currently in the planning stages

TABLE PR-4.

STANDARDS FOR RECREATION AREAS

Type of Area	Acres per 1000 pop.	Size of Site	Radius of Area Served
Playgrounds	1.5	2Ac.	0.5 mile
Neighborhood Parks	2.0	15Ac.	0.5 mile
Playfields	1.5	10Ac.	1.5 miles
Community Parks	3.5	40Ac.	2.0 miles
District Parks	2.0	100Ac.	3.0 miles

Source: Urban Planning and Design Criteria, Joseph De Chiara and Lee Kopplemen, Third Edition.

2. Maintain existing parks to City standards and raise the maintenance level on those parks which do not meet existing standards.

The standards for existing and future park and recreation needs of Calexico are based upon the recreation activity model shown in Table PR-4. Table PR-4 illustrates the various types of parks and appropriate spacing and population requirements.

PARKS AND RECREATION GOAL

Enhance the services currently provided in the existing park facilities while seeking expansion of described services through a variety of methods.

Priority of Facilities

Objective 1

Provide park and recreational facilities at a level which reflects the priority assigned to these facilities by the City.

Policy 1

a. The City should annually review and update, if necessary, the list of park and recreational facilities priorities.

b. The City should review its recreation program and attempt to offer year-round recreational program opportunities.

Design of Facilities

Objective 2

Design park and recreational facilities to serve the special recreational and social interaction needs of City residents of all ages, economic situations and physical conditions.

Policy 2

a. A Community Park should be acquired, if necessary, and developed for the City. A minimum 20 acre site, such as the Lago Del Sol area, could be considered as a potential Community Park.

b. The Community Park should serve as the major facility for active recreation by City residents. The park may include facilities such as play fields, playgrounds, tennis and racquetball courts, a swimming pool, and an outdoor assembly area. There should also be a hiking trial and a paved bike path throughout the park.

c. The Community Park shall be the center of city-wide community activities and athletic events. Given this function and its general location, the Community Park will concentrate activities near the center of the City and help define the identity of the City.

d. Neighborhood parks shall serve as the day-to-day recreational areas of the City. The facilities should include playgrounds, playfields, and grassy areas where local residents can enjoy the outdoors in a safe and refreshing environment.

Location of Facilities

Objective 3

Locate park site and recreational facilities within the City in a manner that fosters orderly development.

Policy 3

a. The City shall develop a two-tier system of public parks devoted to meeting the recreational needs of its residents.

1. The two-tier system of park organization shall include community and neighborhood parks.

2. The terms community and neighborhood parks shall include any area of land dedicated or bought for the public and improved for recreational use. These terms shall include land which provided improved recreational areas orientated along the edge of a natural feature, or a street, provided that the park is at least 80 feet in width.

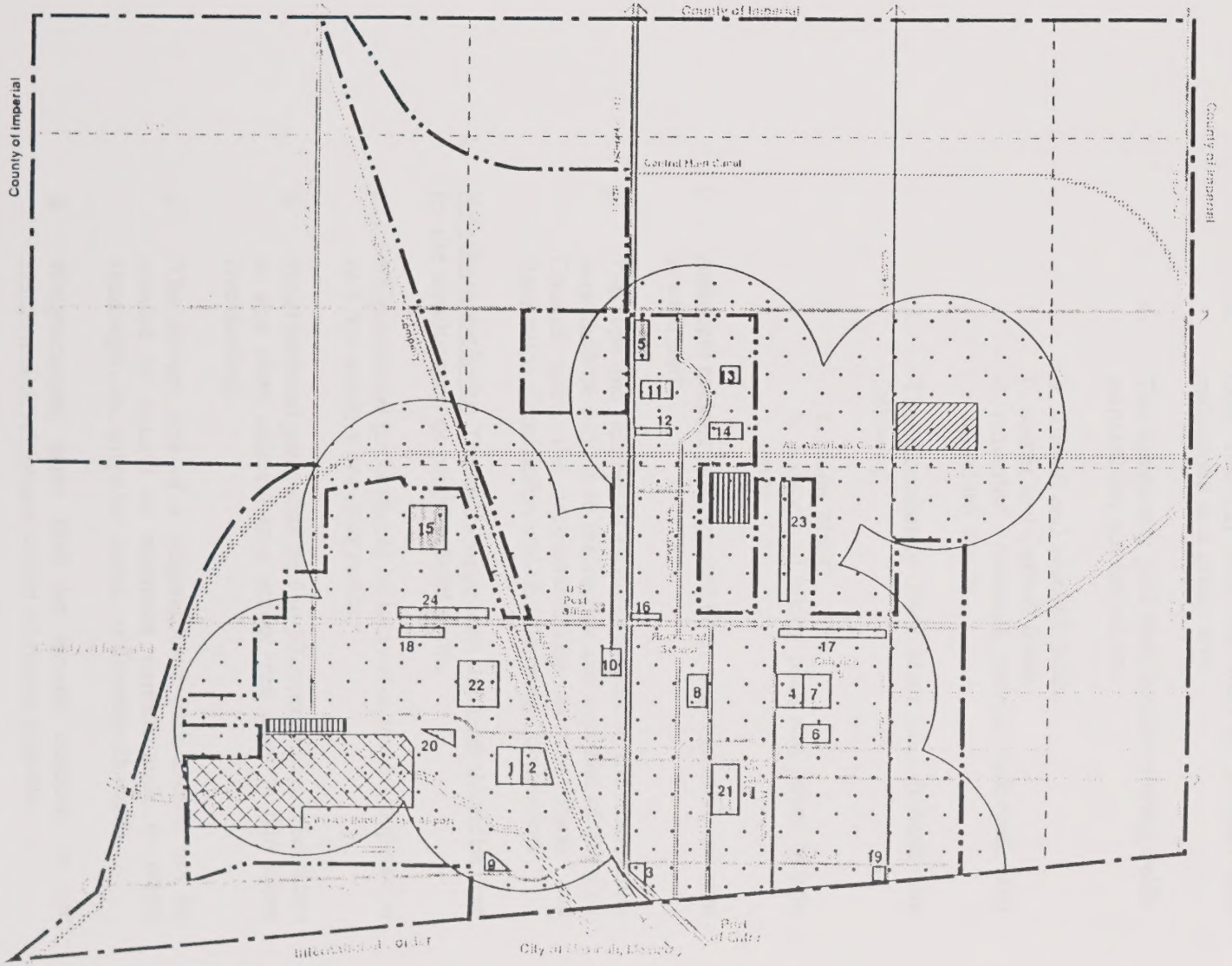
3. Community Parks: The following general standards should be used for the development of community parks:

a. Community parks should be approximately 20 usable acres in size and be located to serve a population of 20,000 within a two-mile radius.

b. Access should be provided in close proximity to public transportation or make provisions for public transportation.

c. Community parks should be graded and improvements provided, including but not limited to adequate drainage, drought-tolerant landscaping, concrete walkways and automatic irrigation systems.

d. When possible, community parks should be located adjacent to school sites or other public facilities in order to take advantage of joint use parking, restrooms and other facilities.



City of Calexico

IMPERIAL COUNTY CALIFORNIA

PARKS

1	Alex Rivera Field	15	Las Casitas Park
2	American Legion Field	16	Las Lomitas Park
3	Anza Park	17	Lioness Park
4	Camarena Library Park	18	Martinez Park
5	Cole Road Park	19	Miguel Cortez Park
6	Community Park	20	Rio Vista Park
7	Crummett Park	21	Rockwood Plaza Park
8	Emerson Field	22	Rodriguez Park
9	Friendship Park	23	Villa De Oro Park
10	Huber Park	24	Williams Park
11-14	Kennedy Gardens Park		

- Park Service Area
- Proposed Neighborhood Park
- Proposed Regional Park
- Proposed Community Park

- State Highways
- Primary Roads
- Lesser Roads
- Unpaved Roads
- Proposed Roads
- Sphere of Influence
- City Limits
- Canals
- Railroad

Note: Proposed park locations are to be determined through specific studies

Not to Scale

PR-1

FIGURE

e. All improvements shall be made according to the following criteria:

1. The entire area shall be graded at 2% or less, landscaped, and provisions made for adequate drainage.

2. Footpaths shall be paved with Portland concrete.

3. One, two (2) acre site shall be planted and maintained as a grassy area.

4. The community park shall include playing fields, included but not limited to:

   a. softball and baseball fields;
   b. soccer and football fields;
   c. raquetball, handball, tennis, volleyball, and basketball courts.

5. The Community Park shall also include the following:

   a. picnic areas;
   b. a system of hiking trials and paved bicycle paths.

f. Adequate parking facilities shall be provided to serve the uses at each park.

g. The type and number of facilities located in the community park shall be subject to the review and approval of the City Council upon the recommendation by the Parks and Recreation Commission and the Planning Commission.

4. Neighborhood Parks: The following general standards should be used for the development of neighborhood parks:

a. Neighborhood parks should be located to serve a population of 5,000 within a one-mile radius.

b. Neighborhood parks shall be 5 to 10 acres in size. Five acres in size when adjacent to a school, ten acres in size when freestanding.

c. The service area of a neighborhood park should not be divided by natural or manmade barriers such as major thoroughfares, irrigation canals, or drainage channels.

d. Neighborhood parks shall be located centrally to the residential development served whenever possible.

e. New neighborhood parks should be located adjacent to schools in order to maximize both uses when possible.

f. The neighborhood parks should be graded to 2% or less and improvements provided, including but not limited to adequate drainage, drought tolerant landscaping, concrete walkways, and automatic irrigation systems.

g. All improvements shall be reviewed and authorized by the City Council according to the following criteria:

1. The entire area shall be graded to 2% or less, landscaped, and provisions made for adequate drainage.

2. Foot paths shall be paved with Portland concrete cement.

3. One, two (2) acre site shall be planted and maintained as a grassy area with trees.

4. Restrooms shall be provided at the larger parks.

5. Two of the following shall be provided in each neighborhood park:

a. Children's play area including tot-lots at a rate of one per 5,000 served.

b. Tennis Courts at a rate of one per 2,000 served.

c. Baseball/softball and football/soccer areas, at a rate of one baseball diamond per 12,000 served; one softball diamond per 6,000 served; and one football/soccer field per 1,500 served.

d. Basketball and/or Volleyball courts at one per 500 served.

e. Racquetball courts at a rate of one per 2,000 served.

h. The service area of a neighborhood park shall be examined to determine the composition, i.e., seniors, families, etc, in order to design the most appropriated recreational facilities, i.e., multi-purpose courts, etc., in lieu of other standard improvements.

i. Land dedicated for parks may be maintained through a landscape maintenance district or the City of Calexico, at the option of the City. When said neighborhood parks are privately owned and maintained, public maintainance

standards shall be applicable. The determination as to quality of maintenance shall be the responsibility of the City.

Joint Use of Public Facilities

Objective 4

Maximize opportunities for the joint use of public facilities such as schools and areas under the jurisdiction of public agencies that have available land for possible recreational usage. By having city park facilities and school district facilities together, park and recreational facilities will be more cost efficient and service levels will be better.

Policy 4

a. The City should explore an agreement with the CUSD on the joint ownership, financing, usage, and maintenance of recreational facilities on or adjacent to school property.

b. The City should, whenever feasible, locate and develop public parks adjacent to school facilities to maximize recreational facilities and opportunities provided in Calexico.

c. The City should strongly encourage the Imperial Irrigation District (IID) to consider the feasability of pipelining irrigation canals that service the agricultural areas around the City. A system for greenbelt areas on top of the pipeline could be developed into landscaped jogging and bike paths. The City should encourage the IID to prepare a study to prioritize which canals would be the most beneficial to have pipelined, as well as a cost analysis.

Financing Public Recreation

Objective 5

The City shall employ a multi-faceted approach in financing the acquisition, development and maintenance of the City parklands. The approach shall include, but not be limited to financing parkland improvements through the development project fees, state and federal grants in aid, gifts and donations, benefit assessment districts, and the City's General Fund.

Policy 5

a. The City shall maintain appropriate legislation under the Quimby Act (Government Code Sections 66477-66477.3) requiring the dedication of land, payment of in-lieu fees, or a combination thereof, as a condition of residential development approval.

b. The City shall require the dedication of land and/or fees to be equivalent to three (3) acres of parkland per 1,000 population proposed in a residential development approval.

c. The City shall pursue appropriate state and federal grant-in-aid programs to finance City park and recreation programs.

Private Recreational Facilities

Objective 6

The City encourages the development of private recreational facilities to fulfill a portion of the City's recreational needs.

Policy 6

a. The City shall maintain appropriate legislation to encourage the provision of private recreational facilities.

b. Private recreational facilities can be used to reduce the total amount of land to be dedicated and/or fees paid-in-lieu to 50 percent of the requirement per residential development proposal.

c. The City shall maintain appropriate legislation which states the acreage amount reduction for different private recreational facilities.

d. The City shall require that commercial/industrial developments either provide for park/sports facilities or contribute to a fund for a city-wide commercial/industrial recreation center/area. This facility should offer open landscaped areas for relaxation as well as athletic courts such as basketball, tennis and raquetball.

e. Private recreational facilities shall meet the standards for similar public facilities.

f. Private recreational facilitates shall be maintained by the developer, owner, a homeowners association, or an assessment district.

g. Adequate provision shall be made to ensure that private recreational facilities remain available in perpetuity, or the residents and the City shall be compensated accordingly.

Streamlining of Parks and Recreation Departments

Objective 7

The City should examine combining the Parks Department and the Recreation Department into one department, the Parks and Recreation Department.

Policy 7

a. The City shall initiate a study to look into combining the Parks Department and the Recreation Department. The study shall be submitted to the City with a recommended course of action.

NOISE ELEMENT

HIGHLIGHTS

Harmful Effects of Noise: Approximately 20 million people in the United States currently have some degree of hearing loss. Noise can also cause other temporary physical and psychological responses in humans. (See page N-2).

Land Use Compatibility: Some land uses are more tolerant of noise than others. The City of Calexico must make a determination regarding how much noise is too much. (See page N-3).

Sources of Excessive Noise: Haynes & Schaeffer Concrete and Southern Pacific Railroad identified as sources of excessive noise. (See page N-6).

Noise Attenuation Measures: Noise attenuation measures should be required to reduce noise levels. Objectives and policies established. (See page N-11).

Noise Ordinance: A community noise ordinance should be adopted, implemented, and enforced. (See page N-12).

INTRODUCTION

Noise impacts are a function of the mechanized world we live in. Noise is principally caused by the operation of machines for transportation (ground and air) and production. In Calexico, aircraft take-offs and landing and traffic movement on the City's arterial road system are the predominant cause of noise impacts in the City.

The Noise Element is closely related to other elements of the General Plan, particularly the Land Use, Circulation, Housing, Parks and Recreation and Open Space Elements. A major objective of the Noise Element is to encourage noise-compatible land uses. Effective land use planning can alleviate noise problems.

NOISE RATING SCHEMES

Noise levels are typically measured on a logarithmic scale in decibels. A-weighted decibels (dBA) approximate the subjective response of the human ear to a broad frequency noise source by discriminating against the very low and high frequencies of the audible spectrum. They are essentially adjusted to reflect only those frequencies audible to the human ear. The decibel scale has a value of 1.0 dBA at the threshold of hearing and 140 dBA at the threshold of pain. Each interval of 10 decibels indicates a sound energy ten times greater than before, which is perceived by the human ear as being roughly twice as loud.

A 1.0 decibel increase is just audible whereas a 10 decibel increase means the sound is perceived as being twice as loud as before. Examples of the decibel level of various noise sources include the quiet rustle of leaves (10 dBA), a soft whisper (20 to 30 dBA), the hum of a small electric clock (40 dBA), ambient noise outdoors or a house kitchen (50 dBA), normal conversation (60 dBA), or a busy street (70 to 80 dBA).

Various acoustical scales and units of measurement have been developed such as equivalent sound levels (Leq), day-night average sound levels (Ldn), and Community Noise Equivalent Levels (CNEL's).

Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) is the constant level that, over a given time period, transmits the same amount of acoustic energy as the actual time-varying sound. Equivalent sound levels are the basis for both the Ldn and CNEL scales.

Day-night average sound levels are a measure of the cumulative noise exposure of the community. The Ldn value results from a summation of hourly Leq's over a 24-hour time period with an increased weighing factor applied to the nighttime period between 10:00 p.m. and 7:00 a.m. This noise rating scheme takes into account those subjectively more annoying noise events which occur during the normal sleeping hours.

Community Noise Equivalent Levels (CNEL) carry weighing penalties for noises that occur during the nighttime hours or that occur during the evening hours between 7:00 p.m. and 10:00 p.m. Because of the weighing factors applied, CNEL values at a given location will always be larger than Ldn values (however, they are typically within 1 dB), which in turn exceed Leq values.

HARMFUL EFFECTS OF NOISE

Approximately 20 million people in the United States currently have some degree of hearing loss. In many of these cases, exposures to very loud, impulsive, or sustained noises caused damage to the inner ear which was substantial even before a hearing loss was actually noticed. To prevent the spread of hearing loss, a desirable goal would be to minimize the number of noise sources which expose people to sound levels above 70 decibels. But hearing impairment is only one of the harmful effects of noise on people.

Noise can also cause other temporary physical and psychological responses in humans. Temporary physical reactions to passing noises range from a startle reflex to constriction in the peripheral blood vessels, the secretion of saliva and gastric juices; and changes in heart rate, breathing patterns, the chemical composition of the blood and urine, the dilation of the pupils of the eye, visual acuity and equilibrium. The chronic recurrence of these physical reactions has been shown to aggravate headaches, fatigue, digestive disorders, heart disease, and circulatory and equilibrium disorders. Moreover, as a source of stress, noise is a contributory factor in stress-related ailments such as ulcers, high blood pressure, and anxiety.

Two other harmful effects of noise which are commonly of concern involve speech interference and the prevention or interruption of sleep. Table N-1 illustrates how excessive background noises can reduce the amount and quality of verbal exchange and thereby impact education, family lifestyles, occupational efficiency and the quality of recreation and leisure time. As shown therein, speech interference begins to occur at about 50 decibels and becomes severe at about 60 decibels. Background noise levels affect performance and learning processes through distraction, reduced accuracy, increased fatigue, annoyance and irritability, and the inability to concentrate (particularly when complex tasks are involved or in schools where younger children exhibit imprecise speech patterns and short concentration spans).

TABLE N-1
HARMFUL EFFECTS OF NOISE

Effect	Noise Levels at Which Harmful Effects Occur
Prevention or Interruption of Sleep	5 - 45 dB(A)
Speech Interference	50 - 60 dB(A)
Extra Auditory Physiological Effects	65 - 70 dB(A)
Hearing Loss	75 - 85 dB(A)

Source: California Department of Public Health Report to 1971 Legislature

Several factors determine whether or not a particular noise event will interfere with or prevent sleep. These factors include the noise level and characteristics, the stage of sleep, the individual's age, motivation to waken, and so forth. Ill or elderly people are particularly susceptible to noise-induced sleep interference, which can occur when intruding noise-induced levels exceed the typical 35-45 decibel background noise level in bedrooms. Sleep prevention can occur when intruding noise levels exceed 50 dBA.

Section 1092 of Title 25 of the California Administrative Code includes sound transmission control standards which detail specific requirements for new multi-family structures (motels, apartments, condominiums, and other attached dwellings) located within the 60 CNEL contour adjacent to roads, rapid transit lines, or manufacturing areas. An acoustical analysis is required showing that the multi-family units have been designed to limit interior noise levels with doors and windows closed to 45 CNEL in any habitable room. Title 21 of the California Administrative Code (Subchapter 6, Article 2, Section 5014) also specifies that multi-family attached units incorporate noise reduction features sufficient to assure that interior noise levels in all habitable rooms do not exceed 45 CNEL.

Section 6502(f) of the Government Code specifies that it is the responsibility of the City of Calexico to specify the manner in which the Noise Element, once adopted , also becomes the guideline for determining compliance with the State noise insulation standards discussed above. The Office of Noise Control established by the California Noise Control Act of 1973, has developed criteria and guidelines for local agencies to use in setting standards for human exposure to noise and preparing noise elements.

Land Use Compatibility with Noise

Some land uses are more tolerant of noise than others. For example, schools, hospitals, churches, and residences are more sensitive to noise intrusion than commercial or manufacturing activities. For this reason, land use compatibility with the noise environment is an important consideration in the planning and design of new developments. As ambient noise levels affect the perceived amenity or livability of a development, so too can the mismanagement of noise impacts impair the economic health and growth potential of a community by reducing the area's desirability as a place to live, shop, and work.

The City of Calexico must make a determination regarding how much noise is too much. Guidelines for land use compatibility with noise have been generated by the U.S. Department of Housing and Urban Development and the California State Office of Noise Control, as shown in Figure N-1. The community's sensitivity to noise may also be taken into account by the factors shown in Figure N-2 and Table N-2. These tables allow acceptability standards for certain zones to be set which reflect the desires of the community and its assessment of the relative importance of noise pollution, and are below the known levels of health impairment.

TABLE N-2
COMMUNITY AMBIENT NOISE LEVELS

Zone	Time	Quiet	Slightly Noisy
Residential Single Family	10pm - 7am	45 dBA	50 dBA
	7pm - 10am	50 dBA	55 dBA
	7pm - 7am	55 dBA	60 dBA
Residential Multi-Family	10pm - 7am	50 dBA	55 dBA
	7am - 10pm	55 dBA	60 dBA
Commercial	10pm - 7am	55 dBA	60 dBA
	7am - 10pm	60 dBA	65 dBA
Industrial	anytime	70 dBA	70 dBA

*Source: League of California Cities, Quiet City Report.

The league of California Cities suggests that community ambient (average noise level of all background sounds) noise levels stay within the above bounds.

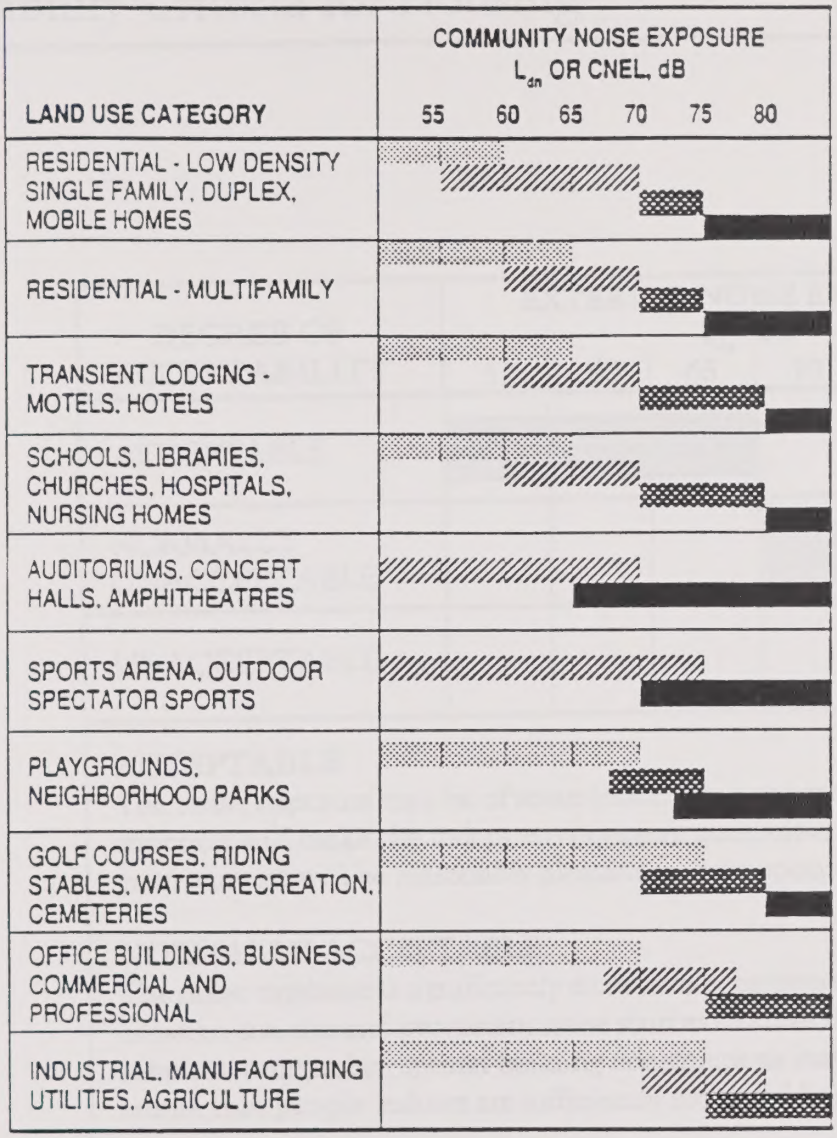
State and Federal Noise Standards

The Federal Highway Administration (FHWA) has developed a series of maximum design noise levels for various activity categories which are expressed in terms of equivalent sound levels (Leq) and L10 values. The FHWA design noise levels represent maximum values and incorporate trade-offs between desirable and feasible noise levels. The design levels appear in Table N-3 and are to be applied to:

- Those undeveloped lands for which development is planned, designed, and programmed on the date of public knowledge of the highway or other federally funded construction project.

- Those activities and land uses in existence on the date of public knowledge of the project.

Land Use Compatibility



LEGEND

NORMALLY ACCEPTABLE
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

CONDITIONALLY ACCEPTABLE
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

NORMALLY UNACCEPTABLE
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

CLEARLY UNACCEPTABLE
New construction or development should generally not be undertaken.

CONSIDERATIONS IN DETERMINATION OF NOISE-COMPATIBLE LAND USE

A. NORMALIZED NOISE EXPOSURE INFORMATION DESIRED

Where sufficient data exists, evaluate land use suitability with respect to a "normalized" value of CNEL or L_{dn}. Normalized values are obtained by adding or subtracting the constants described in Table 1 to the measured or calculated value of CNEL or L_{dn}.

B. NOISE SOURCE CHARACTERISTICS

The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and in order to facilitate the ability of airports to comply with the Act, residential uses located in Community Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas.

C. SUITABLE INTERIOR ENVIRONMENTS

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL of L_{dn}. This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

D. ACCEPTABLE OUTDOOR ENVIRONMENTS

Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered "normally acceptable" for that land use category, may be appropriate.

Source: California Department of Health, Guidelines for the Preparation and Content of Noise Elements of The General Plan, February, 1976

N-1
Figure

Federal Exterior Noise Acceptability Criteria for Housing

DEGREE OF ACCEPTABILITY	EXTERIOR NOISE EXPOSURE L_{dn} (dB)					
	55	60	65	70	75	80
ACCEPTABLE						
NORMALLY UNACCEPTABLE						
UNACCEPTABLE						

ACCEPTABLE
The noise exposure may be of some concern but common building construction will make the indoor environment acceptable and the outdoor environment will be reasonably pleasant for recreation and play.

NORMALLY ACCEPTABLE
The noise exposure is significantly more severe; barriers may be necessary between the site and prominent noise sources to make the outdoor environment acceptable; special building constructions may be necessary to ensure that people indoors are sufficiently protected from outdoor noise.

UNACCEPTABLE
The noise exposure at the site is so severe that the construction cost to make the in door noise environment acceptable may be prohibitive and the outdoor environment would still be unacceptable.

SOURCE: "Interim Noise Assessment Guidelines", U.S. Department Housing and Urban Development, 1980.

N-2
Figure

TABLE N-3
FHWA DESIGN NOISE LEVEL/LAND USE RELATIONSHIPS

Category	Leq[a]	L_{10}[b]	Location	Description of Land
A	57	60	Exterior	Tracts of land in which serenity and quiet are of extraordinary significance and serve an important public need, i.e., amphitheaters, parks, and open space.
B	67	70	Exterior	Picnic areas, recreation areas, playgrounds, active sport areas, and parks not included in Category A and residences, motels, hotels, public meeting rooms, schools, churches, libraries, and hospitals.
C	72	75	Exterior	Developed lands, properties, or activities not included in the above categories.
D	52	55	Interior	Residences, motels, hotels, public meeting rooms, schools churches, libraries, hospitals, and auditoriums.

a. Equivalent Noise Level.
b. Noise level exceeded ten percent of the time.

Source: Department of Transportation, Federal Highway Administration Highway Noise Control Standards and Procedures, Title 23, Code of Federal Regulations, Chapter 1, Subchapter J, Part 772, 38, FR 15953, June 19, 1973, as amended through May 29, 1979.

- Those areas which have regular human use and in which a lowered noise level would be of benefit.

Existing Noise Exposure

As a requisite to the formation of an effective noise control program, the City must be cognizant of the location and extent of local noise problems, namely major noise source locations, the number of persons exposed, and what levels of exposure exist. A community noise exposure inventory has been developed delineating the current number of people in the community exposed to various noise levels. This inventory illustrates the significance of various noise sources in terms of the population impacted. This data can then be utilized to focus noise control and abatement efforts to achieve the most good. In some cases, the control of offending noise sources will be beyond the City's jurisdiction; however, by recognizing these limitations more effective land use strategies can be developed.

Sensitive Noise Receptors

Land uses which are very sensitive to noise include: libraries, educational facilities, pre-schools, day care centers, hospitals, convalescent homes, churches, single family dwellings (particularly in rural areas), mobile home parks, and in some cases, passive parks and recreation areas (see Table N-4). Moderately sensitive land uses include: multi-family dwellings, motels, out-patient clinics, cemeteries, golf courses, country clubs, athletic/tennis clubs, and equestrian clubs.

Relatively insensitive uses are business, commercial and professional developments. Insensitive noise receptors include manufacturing, utilities, agriculture, natural open space, undeveloped land, parking lots, warehousing, liquid and solid waste facilities, salvage yards, and transit terminals.

Significant Noise Sources

Two types of noise source should be considered, stationary and mobile sources. Stationary sources of noise typically include: manufacturing and construction activities, air conditioning/refrigeration units, whistles or bells, high-level radio, stereo or television usage, power tools, lawnmowers, appliances used in the home, and barking dogs. Mobile noise sources are typically transportation-related and include: automobiles, trucks, buses, motorcycles, and off-road vehicles.

Motor vehicles on the City roadway system are the major source of continuous noise. As a result, they affect the noise environment of both the existing and planned land uses adjacent to the master planned circulation system.

Sources of Excessive Noise

o Haynes & Schaeffer Concrete

Haynes & Schaeffer Concrete operate a concrete manufacturing plant in the west side of Calexico, and is adjacent to a residential tract on the north. Noise could be a potential problem from their operations. Their primary noise sources are summarized as follows:

-Small Fork Lift	64 dBA
-Large Fork Lift	76 dBA
-Mixer	61 dBA
-Crane	51 dBA

o Southern Pacific Railroad Company

The railroad is significant in its contribution to the nuisance noise level. Increased traffic volumes with numerous trucks have made the railroad much noisier than in the past. The railroad area with a train with approximately 50 cars in use would have a reading of over 70 dBA. Therefore this mode of transportation has an impact on the noise levels in the City and must be taken into consideration in land use planning because of its noise impact. In terms of land use, the railroad is a significant part of the urban scene in Calexico. It is also an important part of the industrial, commercial and agricultural economic base of the community.

TABLE N-4
NOISE SENSITIVITY OF VARIOUS LAND USES

Land Use	Sensitivity
Educational facilities	
Hospitals	
Convalescent homes	
Theaters	Very Sensitive
Wildlife sanctuaries	
Churches	
Mobile homes and mobile home parks	
Single-family (detached) dwellings	
Single-family (attached) dwellings	
Multi-family (low rise) dwellings	
Multi-family (mid-rise) dwellings	Sensitive
Multi-family (high-rise) dwellings	
Dormitories	
Resort hotels	
Outpatient clinics	
Preschools	
Cemeteries	
Country clubs	
Scientific testing	
Professional research	
Government services	Moderately Sensitive
Restaurants and bars	
Motor inns	
General merchandising	
Professional offices	
Recreational vehicle parks	
Agriculture	
Mining and extraction	
Water areas	
Natural open space	Insensitive
Undeveloped land	
Motor vehicles transport	
Auto parking	
Raceways and drag strips	

Source: Environmental Impact Analysis Handbook, Rau and Wooten, McGraw Hill, 1980

o Calexico International Airport

The Calexico International Airport is located west of the City on Anza Road, adjacent to the industrial zone. The nearest residential area to the Airport is no closer than 2400 feet. The Airport offers its services 365 days a year, and has a monthly average of 1226 arrivals and departures. Five percent of these operations are performed during the after hours between 5 pm and 7 am. The type and weight of aircraft that is able to use the airport facilities is limited to its 4300 foot runway which runs east-west, away from the residential areas, towards the open agricultural areas to the west.

o International Border Traffic

The City of Calexico is known as the gateway to Mexico. The international border is located in downtown Calexico, not more than a half block from most of downtown's commercial establishments. State Highway 111 runs north-south, from the border to El Centro. This highway is the principal route for all vehicles travelling to or from Mexico via Mexicali. Table N-5 shows the numbers of cars and trucks that use this highway on an average day. The traffic on SH 111 is continuous throughout the day and into the night, therefore limiting the development along the route to land uses that are compatible with a 70 dBA noise exposure that is produced by the traffic on State Highway 111.

TABLE N-5

AVERAGE CARS PER DAY ON MAJOR STREETS

Name	From	Average Cars per Day	Average dBA
1st	Dool-Imperial	5,653	60
2nd	Dool-Imperial	5,345	60
3rd	Heber-Paulin	5,631	60
Grant St.	Ollie-Harold	5,514	60
Heber	10th St.- Hwy 98	2,530	52
Heber	3rd - 4th	3,174	56
Emerson	Roosevelt-Hwy 98	2,727	52
Emerson	5th-6th	3,390	58
Paulin	Hwy 98-Palm Drive	2,287	52
Rockwood	3rd - 4th	2,115	51

Current Noise Exposure

An analysis of Figure N-2 and Table N-3 illustrating sensitive noise receptors reveals the potential incompatibilities between land use and noise exposure.

Table N-5 lists the existing and proposed circulation element arterials within the City and the average dBA that the traffic produces on those arterials. This chart assumes the arterials to be operating at capacity (the maximum number of cars per hour that the roadway geometry will

allow) and level of service "C". Level of service ranges from "A" through "F". Level of service "C" is a generally accepted design parameter for planning and design purposes. Table N-6 addresses the numbers of vehicles that travel on State Highways 98 and 111, as well as the average dBA that the traffic produces.

The noise levels associated with the existing arterials are not expected to reach hazardous levels in the near future. Proper planning and implementation of mitigation techniques will ensure a healthy environment in the future.

TABLE N-6

AVERAGE CARS PER DAY ON HIGHWAYS

Name	Average Trucks Per Day	Average Cars Per Day	Average dBA
SH 98	89	9,180	70
SH 111	7961	6,725	70

Future Noise Exposure

Growth in and near the City of Calexico will generate increased traffic volumes. As traffic levels rise, existing residences will be exposed to higher noise levels. A 26 percent increase in daily traffic will generate a 1.0 dBA noise increase. Doubling the traffic volume will increase the need for controlling the noise source whenever feasible and protecting the noise receptors when noise source control measures are inadequate.

Acoustic architectural design involves the incorporation of noise reducing strategies in the design and layout of individual structures. Building heights, room arrangements, window size and placement, balcony and courtyard design, and the provision of air conditioning all play an important role in shielding noise sensitive activities from intrusive noise levels.

Acoustic construction is the treatment of various parts of a building to reduce interior noise levels. Acoustic wall design, doors, ceilings and floors, as well as dense building materials, the use of acoustic windows (double glazed, double paned, thick, nonopenable, or small with air-tight seals) and the inclusion of maximum air spaces in attics and walls are all available options.

Noise barriers are relatively easy to design and inexpensive. Consequently, they are often used indiscriminantly in place of the techniques discussed above. Hence developments where each road is bordered by six-foot block walls behind which residences are "protected" from excessive noise levels. Ideally, noise barriers incorporate the placement of berms, walls, or a combination of the two in conjunction with appropriate landscaping to effect an aesthetically pleasing environment. Where space is available, a meandering earth berm is both effective and pleasing. Where space is restricted, a wall is effective. In either case, however, thick landscaping (utilizing evergreen plants) should be specified to reduce the visual impact of the barrier and retain the rural ambience.

NOISE GOAL

Maintain the quiet rural residential nature of the community through the use of sensitive land use practices and appropriate noise mitigation measures.

Acceptable Noise Levels

Objective 1

The City should establish adverse noise levels for various noise-sensitive uses.

Policy 1

a. 60 dBA CNEL is established as the acceptable outdoor noise exposure level for rural and single family residential areas.

b. 65 dBA CNEL is established as the acceptable outdoor noise exposure level for multiple-family residential areas.

c. In the event that outdoor acceptable noise exposure levels cannot be reached by various noise attenuation mitigation measures, indoor noise levels shall not exceed 45 dBA CNEL.

d. 70 dBA CNEL is established as the acceptable outdoor noise exposure level for schools (public and private), libraries, churches, hospitals, nursing homes, parks, and recreation areas.

Land Use Compatibility

Objective 2

Land use distribution should account for the noise characteristics of basic uses.

Policy 2

a. The location and distribution of land uses throughout the City should take into account the compatibility of different uses with the levels of noise.

b. Any new development within the Airport Land Use Plan shall be limited to those uses defined as sensitive, moderately sensitive, and insensitive

c. The review of development applications shall consider the impact of the use on the noise environment of existing or planned contiguous uses.

d. Where necessary because of incompatibilities, noise attenuation measures shall be required by the City to achieve the acceptable noise exposure levels.

Circulation Compatibility

Objective 3

Noise levels generated by arterial classification roadways should be considered when planning improvements to the circulation system.

Policy 3

a. The potential for increasing the general noise level shall be considered when planning improvements to the City's circulation system.

b. In the event that it is determined that increased noise levels will result from an improvement to the circulation system, mitigation measures shall be required which reduce the noise levels to those determined acceptable.

c. Traffic speeds shall be regularly monitored to determine the feasibility of lowering the speeds and thus lower the traffic noise generated.

d. The City should examine areas where truck traffic should be restricted in residential areas to reduce adverse noise and vibration levels.

e. The City shall maintain appropriate legislation to restrict illegal or faulty exhaust systems on motor vehicles.

Noise Attenuation Measures

Objective 4

Noise attenuation measures should be required to reduce noise levels to an acceptable level.

Policy 4

a. Where feasible, setbacks should be used to mitigate adverse noise conditions, to ensure an acceptable noise exposure level.

b. Parcels affected by adverse noise levels should be properly site planned to reduce noise through the following measures:

   - Uses that are compatible with higher noise levels should be located adjacent to noise generators to block noise from noise sensitive uses.

   - Clustering of commercial, office, or multiple family uses can reduce interior open space noise levels.

c. Architectural design in adverse noise areas should shield noise-sensitive uses through:

   - proper entrance and window location;

- proper patio and balcony location; building projections and heights;

- internal arrangement of rooms; and location of air conditioning equipment.

d. Construction techniques should consider the following methods of noise reduction:

- acoustical wall design;

- use of dense building materials;

- acoustical windows (double glazed, double paned, thick and nonoperable windows); and

- noise-tight doors, ceilings, and floors.

e. Noise barriers and berms shall be required where other noise attenuation measures fail to reduce the adverse levels, or will significantly increase the costs of continuation of land improvements.

Noise Ordinances

Objective 5

A community noise ordinance should be adopted and enforced to implement the Noise Element.

Policy 5

The City shall maintain a community noise ordinance to resolve noise complaints; the ordinance should address the following:

- prohibition of construction activities between the hours of 8:00 p.m. and 7:00 a.m.; however, the following zones will have the opportunity of obtaining a variance:

  - o General Industrial
  - o Rail-Served Industrial
  - o Public

- noise associated with the keeping of domestic and farm animals;

- regulation of tire squealing or excessive exhaust noise;

- restriction of truck traffic on local residential collector streets.

SAFETY ELEMENT

HIGHLIGHTS

Water Contamination: One of the most overlooked safety hazards in Calexico is the New River (see page S-1)

Fire Hazards: The greatest fire hazard in Calexico is related to the railroad yard that passes along the western edge of the city through the industrial zone (see page S-2).

Geologic Hazards: Calexico lies approximately 8 to 12 miles west of the San Andreas Fault, one of the most active faults in recorded earthquake history (see page S-2).

Concept of Risk: The basic objective of evaluating seismic risk is to reduce the loss of life and property damage due to seismic activity to an "acceptable" level (see page S-4).

Emergency Operating Procedures: Includes provisions for organization and response, pre-earthquake preparations, and post-earthquake recovery operations (see page S-7).

INTRODUCTION

The Safety Element of the City of Calexico General Plan is for the protection of the health and welfare of the citizens of the City of Calexico. It is the goal of the Safety Element to minimize the danger to life and property from water contamination, fires, disasters, and/or geological hazards in and around the City of Calexico. The Safety Element includes features necessary for the protection of the community from fires and geological hazards, such as evacuation routes, peak load water supply requirements, clearance around structures, and the identification of known hazardous geological areas.

WATER CONTAMINATION

One of the most overlooked safety hazards in the City of Calexico is the New River. With its headwaters in the mountains south of Mexicali, the New River flows northerly through Mexicali, Calexico, the Calexico landfill and the City of Imperial landfill before it empties into the Salton Sea. The New River has been labelled the most polluted river in North America by some environmental agencies. There are currently efforts by politicians and the Regional Water Quality Control Board to clean the river. Studies on the New River have shown dangerous levels of most organic and bacteriological parameters used to measure contamination in water. These levels are hazardous to any persons who may come in contact with the water or use the river for any sort of recreational activity. Until efforts are made to treat the rivers flow, or until known point sources causing contamination to the river both in Mexico and potentially in the U.S. are cleaned up, the river is not usable. Measures need to be taken to both inform and protect the public from contact or ingestion of the water. Any treatment or control of point sources of the river will be both lengthy and expensive. Activities to protect the public should not depend on any remediation of the river in the foreseeable future.

Another, although less immediate threat from the New River is that of flooding. Care should be taken in those areas along the River where flood flows may overtop the

banks. Upstream conditions in Mexico can have varying effects on runoff from large storm systems that move from south to north across the area. It is possible that peak flows in the river may increase as the Mexicali region becomes more urbanized. Historically nothing has been done to control any runoff to the river in these areas thus increasing the threat of flooding to downstream areas. These factors can be taken into account when issuing building permits in flood prone areas along the river. The City can take measures to zone these areas appropriately.

Fire Hazards

On a scale from 1 to 10, 10 being the greatest risk, the City of Calexico has a fire rating of 5. The average fire rating for Los Angeles County is 4, San Diego County has an average fire rating of 4, and the fire rating for Imperial County as a whole is 7. (These numbers were provided by ISO Commercial Risk Services, Inc. which rates all of the jurisdictions in the state.)

The greatest fire hazard in the City of Calexico is related to the railroad yard that passes along the western edge of the City through the industrial zone. The area has no fire hydrants and is very susceptible to fires, according to Calexico Fire Department. Much of the train traffic that passes through Calexico is on its way to or from Mexico, and frequently the tanker cars are loaded with toxic and/or flammable materials. If a fire were to get out of control in the railroad yard, there is a possibility that the fire and ensuing explosions could destroy up to a half-mile radius around the yard according to Fire Department estimates. There exists a plan for evacuation if the Fire Department sees it as a necessary action in case of a fire. With a shortage of manpower as well as inadequate equipment, this situation is dangerous and needs to be remedied as soon as possible.

The downtown area of Calexico is also an area that is susceptible to fires. With more than three quarters of the buildings made of wood and built in the 1920s and 1930s, most have not been properly reinforced for earthquakes, nor have they had sprinkler systems installed in case of fire. The residential communities are relatively safe from any major fire hazards, especially since the average separation between houses is at least 10 feet, aiding in the prevention of fires spreading from one home to the next. The desert areas around the City are sparsely vegetated and minimize the chances of a wildfire consuming the City from outside of the city limits.

The specific plans to protect the community from these fire hazards are found in the Calexico Fire Department's Emergency Operating Procedure report.

Geologic Hazards

Geologic hazards occur as a result of unstable geological formations that can be caused by nature or by man. In Calexico, seismic disturbances or earthquakes are the principal geologic hazards.

Most of the problems associated with earthquakes in Calexico are because of the proximity to many faults and fractures and from poor land development practices.

Local Seismic Activity

Based upon the available information and historical records, Calexico has a significant risk from faults due to the relatively high earthquake activity along the major fault systems in Southern California. It can be expected that major damage will result from seismic activity and has been the case in the recent past, unless stringent building codes are adopted, implemented and retrofitted.

The City of Calexico lies approximately eight to twelve miles west of the San Andreas Fault. The San Andreas Fault has been one of the most active faults in recorded earthquake history. The Imperial Fault is located from four to six miles east of the City. As with the San Andreas Fault, the Imperial Fault is an historically active fault which has been directly associated with several major earthquakes with surface faulting (1940 and 1966). The strongest of the two earthquakes was the 1940 quake which registered 7.1 on the Richter Scale with an epicenter northeast of Calexico. (This earthquake resulted in the "discovery" of the Imperial Fault.) The ground ruptured for approximately 40 miles, from Volcano Lake in Baja California to a point close to the City of Imperial. The maximum horizontal displacement of the earthquake was approximately 19 feet, measured near the International border.

Sixteen miles north of the City of Calexico exist several additional faults which have also been historically active. The Superstitious Hills Fault was directly associated with a major quake in 1951 and another lesser yet powerful quake in 1968. Other major faults in the area are the Brawley Fault and the Superstitious Mountain Fault. The area is also laced with many splinter and trace faults, most of which are off-shoots of the San Andreas and Imperial Faults (see Figure S-1).

Faulting and Surface Rupture

Surface ruptures normally occur on existing faults or fault traces, but may occur anywhere within a fault zone. A surface rupture occurs when a fault displacement extends upward from depths of the epicenter and intersects the ground surface. The surface will not rupture every time a fault moves. As earthquakes increase in magnitude, there is a stronger possibility of ground rupture occurring. When the ground is ruptured, everything in its path will be affected. Because of faults in Calexico, surface rupture is considered an apparent hazard.

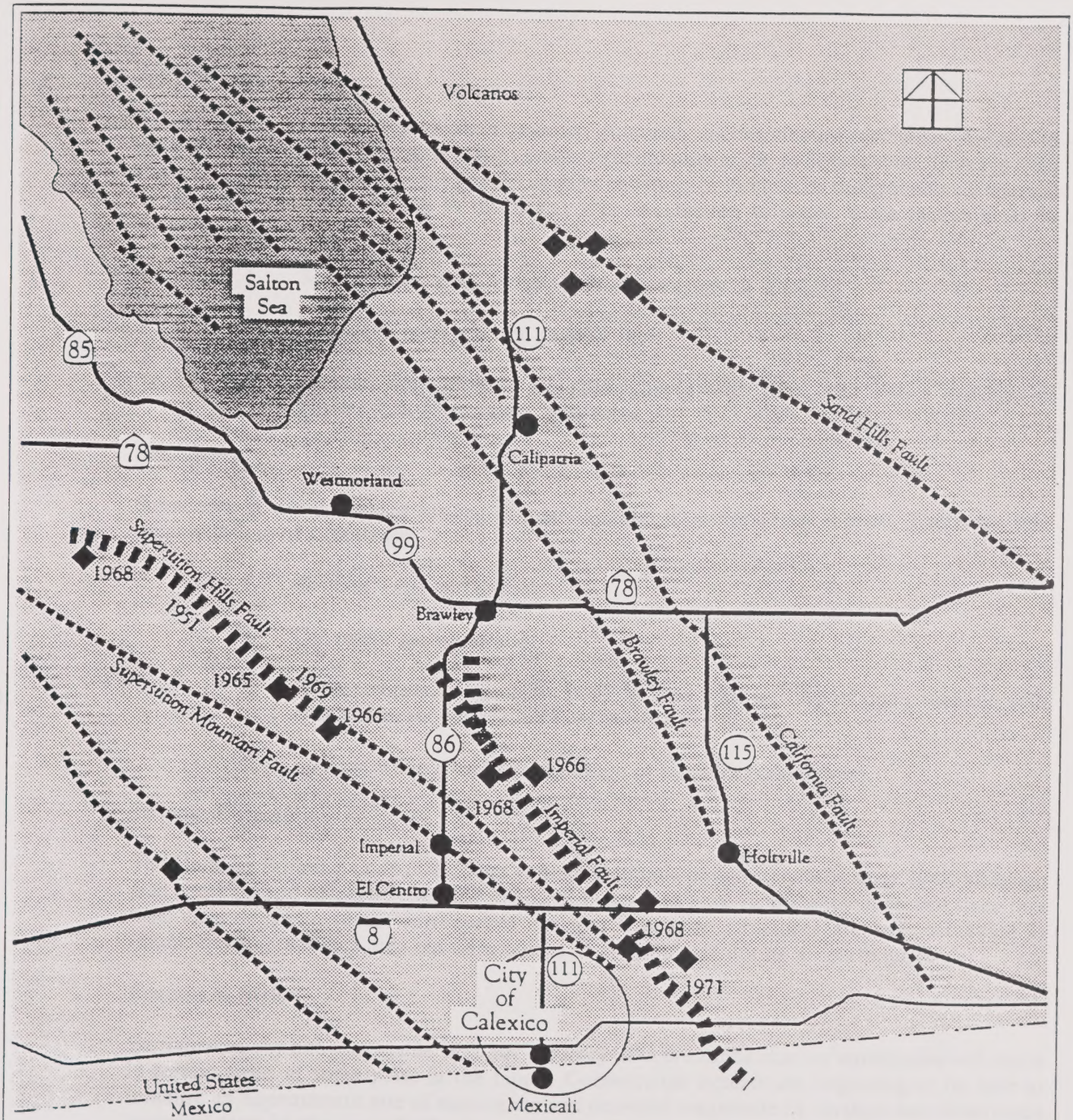
Groundshaking

As displacement occurs along a fault, the energy released creates a shock wave movement through the rock and soil materials of the Earth's outer crust, radiating outward from the earthquake epicenter. This action is felt as a shaking motion at the ground surface. The severity of the groundshaking depends on the magnitude of the earthquake, the distance of the site from the earthquakes epicenter, and soil conditions at the site and in between. Groundshaking can be felt and cause damage hundreds of miles from the epicenter of the earthquake. The effects of groundshaking depend on its severity on the above factors, and the type of construction and its integrity.

Groundshaking is expected to have the greatest amount of seismic impact on Calexico. Major seismic events along one of the fault systems discussed previously would cause significant groundshaking to occur that has and would cause property damage. Also, most of the other potential seismic hazards discussed in the following section will occur primarily as a result of intense groundshaking.

Ground Failure

Ground failures are a result of earth movement caused by a seismic wave or shock. Nearly all ground failure is in the form of landslide where the seismic event, gravity, and poor geological conditions all work together to displace small or large amounts of earth. Calexico, due to its relatively flat topography, is not susceptible to landslides.



Earthquake Fault Map

Legend

Major Fault

Splinter Fault

Major Seismic Event

S-1

Figure

Liquefaction

Liquefaction is the loss of strength in granular, saturated, unconsolidated sediments. Areas with deep sediments and shallow water tables are particularly susceptible to liquefaction. Damage from liquefaction may be caused as the ground liquifies and flows or lurches, or the ground may respond as quicksand causing buildings to tilt or sink. For liquefaction to occur, three factors must be present:

1. Soils must be loose, evenly graded fine sands or silts.

2. The water table must be shallow.

3. Intense, long duration groundshaking (greater than .13g with a duration of greater than 45 seconds) must occur.

Subsidence

Subsidence is the downward settling of materials with little horizontal motion. There are four primary causes of subsidence:

1. Ground water withdrawal.

2. Oil and/or gas withdrawal.

3. Hydrocompaction (usually caused by first-time wetting of open textured soils which compact under their own weight).

4. Peat oxidation (results in shrinkage of burial organic debris).

Structural Hazard

The Uniform Building Code (UBC) has contained seismic design standards since 1943, although plan checking and inspection and the standards themselves have significantly improved since that time. Experience in recent earthquakes indicates that when structures are built according to seismic design standards they can be expected to perform well during an earthquake.

Concept of Risk

Earthquakes are not predictable with any accuracy. It is presumed that an earthquake will occur in certain areas at some point in the future. Geotechnical experts are beginning to be able to establish an approximate rate of occurrence and potential magnitude of earthquakes based upon historical data. In the past, California earthquakes have caused significant damage and injury. It is the knowledge of the past events and the potential for future earthquakes that makes the determination of acceptable risk important in future land use planning.

Risk is the chance of damage or injury occurring over some period of time. The basic objective of evaluating seismic risk is to reduce the loss of life and property damage due to seismic activity to an "acceptable" level. It is not possible or completely practical to eliminate all risk to life and property.

The Council of Intergovernmental Relations guidelines for the General Plan Seismic Safety Elements define "acceptable" risk as:

> "The level of risk below which no specific action by local government is deemed to be necessary other than making the risk known."

Because risk is a function of change, there is an inherit degree of uncertainty in using risk as a basis for land use planning. However, when risk can be determined, programs incorporating or avoiding the risk may be developed. Risk-reduction measures can be enacted and risk can, therefore, be a framework for land use decision-making.

Every seismic hazard has an associated element of risk. This risk has two aspects. The first is the chance that the hazard will in fact occur, and the second is the chance that if the hazard does occur, the measures taken to mitigate the hazard will be sufficient to reduce the damage to life and property to a predetermined acceptable level. There are no means with which to prevent an earthquake or its natural effects, but the potential for disaster can be minimized.

Factors which should be considered in establishing acceptable risk include (see Figure S-2):

- Special importance of essential facilities during seismic events.
- The number of persons subjected to hazardous conditions.
- Voluntary or involuntary use.
- Cost of eliminating potential risk.

Essential facilities are those structures or buildings which must be safe and usable for emergency purposes after an earthquake in order to preserve peace, health, and the safety of the public. Such facilities include, but are not limited to:

- Hospitals and other medical facilities having surgery or emergency treatment areas.
- Fire and police stations
- School buildings
- Municipal government disaster operationand communication centers deemed vital in emergencies
- Public utility facilities

Because of the destruction of any of these facilities could compound problems or emergencies resulting from earthquakes, only a very low level of risk should be acceptable in the location and construction of these facilities. Other factors involved in the determination of acceptable risk for essential facilities include the following:

- <u>Occupancy Levels:</u> The number of persons using or occupying a structure should receive important consideration in determining acceptable risk. High-occupancy uses such as large meeting halls, theatres, schools, churches, office buildings, and

Scale of Acceptable Risks

Level of Acceptable Risk	Kinds of Structures	Extra Project Cost Probably Required to Reduce Risk to an Acceptable Level
1. Extremely low [1]	Structures whose continued function is critical, or whose failure might be catastrophic: nuclear reactors, large dams, power intertie systems, plants manufacturing or storing explosives or toxic materials	No set percentage (whatever is required for maximum attainable safety)
2. Slightly higher than under level 1[1]	Structures whose use is critically needed after a disaster: important utility centers, hospitals, fire, police, and emergency communication facilities; fire stations; and critical transportation elements such as bridges and overpasses; also smaller dams	5 to 25 percent of project cost[2]
3. Lowest possbile risk to occupants of the structure[3]	Structures of high occupancy, or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other high-rise buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, extremely large commercial enterprises, most roads, and alternative or noncritical bridges and overpasses.	5 to 15 percent of project cost[4]
4. An "ordinary" level of risk to occupants of the structure[3,5]	The vast majority of structures: most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.	1 to 2 percent of project cost, in most cases (2 to 10 percent of project cost in a minority of cases)[4]

[1] Failure of a single structure may affect substantial populations.

[2] These additional percentages are based on the assumption that the base cost is the total cost of the building or other facility when ready for occupancy. In addition, it is assumed that the structure would have been designed and built in accordance with current California practice. Moreover, the estimated additional cost presumes that structures in this acceptable-risk category are to embody sufficient safety to remain functional following an earthquake.

[3] Failure of a single structure would affect primarily only the occupants.

[4] These additional percentages are based on the assumption that the base cost is the total cost of the building or facility when ready for occupancy. In addition, it is assumed that the structures would have been designed and built in accordance with current California practice. Moreover the estimated additional cost presumes that structures in the acceptable-risk category are to be sufficiently safe to give reasonable assurance of preventing injury or loss of life during and earthquake, but otherwise not necessarily to remain functional.

[5] "Ordinary risk": Resist minor earthquakes without damage; resist moderate earthquakes without structural damage, but with some non-structural damage; resist major earthquakes of the intensity or severity of the strongest experienced in California, without collapse, but with some structural as well as nonstructural damage. In most structures, it is expected that structural damage, even in a major earthquake, could be limited to repairable damage (Structural Engineers Association of California).

shopping centers could subject large numbers of persons to hazards. Only a low level of risk should be acceptable in high occupancy uses. A higher level of risk may be acceptable in low-occupancy uses such as warehouses and single-family houses. The concept of "person to hours of occupancy" can be useful in determining priority in reducing risk.

- Voluntary vs. Involuntary: Involuntary risk occurs in structures and uses where a person has no choice in weather to submit to a certain level of risk. These uses include schools, hospitals and convalescent homes. Because persons using these facilities may be incapable or restrained from leaving during an earthquake, only a very low level of risk should be acceptable.

- Cost of Mitigation: Cost may be the most important factor in reducing risk. The reduction of risk must be balanced against the cost of achieving that reduction. These costs may be direct, as in the case of reinforcing a building, or indirect, as in the case of zoning seismically or geologically hazardous areas as open space. The following are examples of mitigation measures in which cost is an important factor in reducing risk:

    - Rehabilitation or demolition of nonconforming structures

    - Requiring design of certain new buildings to meet extraordinary seismic design criteria.

    - Limiting and/or prohibiting development in hazardous areas.

Evacuation Routes

The City of Calexico is favorably located for an event that requires sudden public dispersal and/or mass evacuation. The favorable location is due to the open and unpopulated areas surrounding the City, most of which is agricultural land. The major evacuation routes within Calexico (State Highways 111 and 98) lead to Interstate 8. The rest of the streets and avenues (Second Street, Anza Road, Andrade Avenue...) are directly connected to the County's Road System outside of the city.

Peak Load Water Supply

The City of Calexico is serviced by a single water district, the Calexico Water Department, which serves 100% of the City's households. The peak water load for the City in mid-July, early August is almost 5.5 million gallons a day. This was recorded in the summer season. The City's maximum output of water, during any particular day is approximately 6 million gallons of processed water. The City has plans to start construction on another storage tank in January/February of 1991, which will add another 3 million gallons of water capacity to bring the maximum total output to 9 million gallons of processed water. With the addition of another storage tank and plans for a new pumping station and distribution system, the City has the capacity to meet the water needs of most disasters, except for severe earthquakes, which could rupture underground pipelines, and cause a temporary water shortage.

EMERGENCY OPERATING PROCEDURES

The Calexico Emergency Operating Procedure document should be reviewed by the Calexico City Council, Planning Commission and each of the department heads and should include provisions for the following:

o Organization and Response

- Assignment of emergency functions and responsibilities
- Provision for emergency communications and public information
- Provisions for maintenance of essential services for disaster victims
- Designation of control centers and protection for hospitals and other essential public facilities
- Preparation of procedures for notification and evacuation of people from dangerous areas
- Delineation of dangerous areas

o Pre-Earthquake Preparations

- Listing the vulnerable structures within the City with relationship to their effect on emergency operations
- Available essential resources should be identified and inventoried
- Procedures for obtaining mutual aid should be established
- Continuity of emergency communications systems

o Post-Earthquake Recovery Operations

- Damage Assessment
- Rescue of persons trapped in structures etc...
- First Aid to injured and transportation to emergency medical facilities
- Fire prevention control
- Clearing debris from transportation routes
- Traffic control
- Care of displaced persons
- Processing of dead persons

- Disseminate essential public information
- Inspect structures and determine useability
- Return evacuees to homes when safe
- Provide for emergency relief and appropriate reconstruction programs
- Provide for restoration of disrupted public services and utilities

SAFETY GOAL

Seismic, fire and water hazards should be controlled to a level of acceptable risk through the identification and recognition of potentially hazardous conditions and areas and through the proper preparation in case of such an event.

Risk Level

Objective 1

The risk level to the residents should be controlled to an acceptable level through proper land use and public facilities planning.

Policy 1

a. The Scale of Acceptable Risk for New Structures (Table S-1) shall be used when determining the location of future land uses.

b. Land uses should not be subjected to risks greater than the level suggested in the scale unless no other alternative exists.

c. The city shall require all geologic/geotechnical investigations for all "essential" and "low-risk" projects contain a site-specific evaluation of peak horizontal ground acceleration.

Seismic Hazard Mitigation

Objective 2

Standards for grading and construction should be maintained which provide for the mitigation of potential seismic hazards.

Policy 2

a. Due to the high seismic accelerations possible within the area, the City shall wish to consider design and construction standards beyond the minimum uniform building code (UBC) standard for certain projects.

b. The City shall maintain appropriate legislation to identify and mitigate seismic hazards such as groundshaking, ground failure, liquefaction, and structural hazards.

c. Investigations by a qualified engineering geologist shall be required for all development.

d. The City shall regularly inform community residents of the potential seismic hazards that can exist and the best methods of reducing injury, property damage or loss of life in the home or business establishment.

Water Hazards

City Water

Objective 3

City water detention basins and sewer setting lagoons should be regularly maintained and inspected to reduce the risk of failure as a result of a seismic event.

Policy 3

a. Water levels shall be kept at or below the designed high water level to reduce the risk of overtopping.

b. City water detention basins and sewage setting lagoons shall receive regular inspections of the embankment, and inlet/outlet facilities to ensure safe operation and maintenance.

Imperial Irrigation District Canals

Objective 4

The City shall coordinate with the Imperial Irrigation District to ensure that appropriate measures are established and implemented with respect to the canals within the City and its planning area.

Policy 4

a. The City shall encourage the Imperial Irrigation District to adopt the Draft Damage Assessment and Cost Recovery Plan with the assumption that it will cover appropriate measures to be taken in the likelihood of a seismic event.

b. The City shall cooperate and assist, where possible, the District in responding to damage from a major seismic event.

c. The City shall act upon the Water District's recommendation of a 10 day water supply storage facility in case of an emergency, such as a seismic event.

d. The City shall implement additional mitigation that address the design and construction of canals, retention basins, etc... to withstand strong groundshaking as well as the future sighting of such facilities in a location where flood damage can be minimized in the event of a failure.

The New River

Objective 5

The City shall make every effort possible to notify the residents of Calexico about the dangers of the New River. Efforts by state and Federal agencies to remediate the pollution of the river should be encouraged and supported.

a. The City shall work with State and Federal agencies to put forth a plan to treat and clean the New River in and around Calexico.

b. The City shall work with the responsible Federal agencies and cooperate with any programs that are initiated for the cleaning and treatment of the New River with the governments of Baja California and Mexico.

c. The City shall construct a six foot chain link fence on both sides of the New River channel throughout the City. The City shall also post warning signs telling of the danger associated with any contact with water from the New River every 50' to 100' feet along the chain link fence. These bilingual signs will warn residents that the river is contaminated and that swimming and other recreational activities are strictly prohibited.

d. The City shall explore the acquisition of County, State and Federal funds for financing the fences and posted signs as well as any clean up measures.

e. The City shall make every effort to participate in a United States Geological Survey (USGS) floodplain mapping study, so that those areas within the 100 year floodplain can be identified, and zoned accordingly.

Emergency Preparedness

Objective 6

The Calexico Fire Department and Engineering Department shall review and update the Emergency Operating Procedures report. The report must address the situation that may evolve after a major seismic event or a major fire, and how best to retain order and prevent unnecessary damage and injury.

Policy 6

a. The Calexico Fire Department shall review the issues involving manpower and equipment, and to work out the best plan for increasing the ability of the Calexico Fire Department to deal with a major hazardous event such as an earthquake and/or fire.

b. The City shall review evacuation procedures to make sure that in case of evacuation, all residents are quickly notified and that the evacuation is orderly and free of panic.

c. The City shall work with the Calexico Water District to ensure an adequate water supply in case of emergency, as well as support the creation of an emergency water supply in case of a rupture or stoppage of service in the event of an emergency.

d. The Calexico Fire Department shall review the need for additional fire hydrants and their locations, especially the need for hydrants in and around the railroad yards.

e. The City will cooperate with the Imperial Irrigation District in preparing a plan for the rapid removal and/or repair of downed power lines and/or support poles in the event of an earthquake, especially those that endanger people and homes, and those that block emergency access and evacuation routes.

f. The City shall require the heads and staff of each department to participate in an emergency preparedness program sponsored by the City addressing situations that may occur during either a natural disaster such as an earthquake or a man-made disaster such as a chemical fire. This program shall review the adopted Emergency Preparedness Program and address each of the departments roles and individual staff roles in the event of a disaster.

CITY OF CALEXICO

ZONING ORDINANCE

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SECTION 17.01 GENERAL PROVISIONS

SECTION 17.01.100 ADMINISTRATION

17.01.110 PURPOSE AND SCOPE

For the purpose of promoting and protecting the public health, safety, and welfare of the people of the City of Calexico, to safeguard and enhance the appearance and quality of development of the City of Calexico, and to provide for the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources, a Zoning Ordinance defining classifications of zones and regulations within those zones hereby is established and adopted by the City Council.

17.01.120 PRIVATE AGREEMENTS

The provisions of this Ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of the Ordinance.

17.01.130 REPEAL OF CONFLICTING ORDINANCES

Whenever the provisions of this Ordinance impose more restrictive regulations upon construction or use of buildings or structures or the use of lands or premises than are imposed or required by other ordinances, previously adopted the provisions of this Ordinance or rules or regulations promulgated thereunder shall govern.

17.01.140 ESTABLISHMENT OF ZONES

A. In order to classify, regulate, restrict, and separate the use of land, buildings and structures in the various districts and to regulate the areas of yards and other open areas abutting and between buildings and structures and to regulate the density of population, the City hereby is divided into the following zones:

1. Residential Zones

RR	Residential Rural Zone
R-1	Residential Single Family Zone
RC	Residential Condominium Zone
RA	Residential Apartment Zone

2. Commercial Zones

CO	Commercial Office Zone
CN	Commercial Neighborhood Zone
CH	Commercial Highway Zone
CS	Commercial Specialty Zone

3. Industrial Zones

I	Industrial Zone
IR	Industrial Rail Served Zone

17.01.140 ESTABLISHMENT OF ZONES A DIVISION OF CITY INTO ZONES (cont.)

4. Special Purpose Zones

MHP	Mobile Home Park Zone
PD	Planned Development Overlay Zone
SP	Specific Plan Overlay Zone
A	Agriculture Zone

B. Adoption of Zones - Maps

Several zones and boundaries of those zones are hereby established and adopted as shown, delineated and designated on the "Official Zoning Map" of the City of Calexico, Imperial County, California, which map, together with all notations, references, data, zone boundaries, and other information thereon, is made a part hereof and is adopted concurrently herewith.

C. Filing

The original and current Official Zoning Map shall be kept on file with the City Clerk and shall constitute the original record. A copy of said map shall be also filed with the Planning Department.

D. Changes to the Zoning Map

Changes in the boundaries of the zones shall be made by Ordinance and shall be reflected on the Official Zoning Map.

17.01.150 CLARIFICATION OF AMBIGUITY

If ambiguity arises concerning the appropriate zone or classification of a particular use within the meaning and intent of this Title, or if ambiguity exists with respect to matters of height, yard requirements, area requirements or zone boundaries as set forth herein, it shall be the duty of the Planning Director to ascertain all pertinent facts and forward said findings and interpretations, to the Planning Commission for a recommendation and then transmit said recommendation to the Council. If said recommendation is approved by the Council, thereafter such interpretation shall govern.

17.01.160 EFFECTS OF ZONING

A. Application of Provisions

The provisions of this Ordinance governing the use of land, buildings, and structures, the size of yards abutting buildings and structures, the height and bulk of buildings, the density of population, the number of dwelling units per acre, standards of performance, and other provisions hereby are declared to be in effect upon all land included with the boundaries of each and every zone established by this Ordinance.

B. Buildings under Construction

Any building for which a building permit has been issued under the provisions of earlier ordinances of the City which are in conflict with this Ordinance, and on which substantial construction has been performed by integration of materials on the site before the effective date of this Ordinance, may nevertheless be continued and completed in accordance with the plans and specifications upon which the permit was issued.

17.01.160 EFFECTS OF ZONING (cont.)

C. Approved Tentative Tract Maps or Tentative Parcel Maps

Any approved tentative tract map or tentative parcel map which has been approved pursuant to the provisions of earlier ordinances of the City and which is in conflict with this Ordinance may nevertheless be continued and completed in accordance with the provisions of its approval provided it is completed within the time limit in effect at the time of its approval, without extension of time thereof, and provided it complies with all other ordinances and laws in effect at the time of this approval. Final tract maps may be approved pursuant to this Section, and building and other permits may be issued for an lots created pursuant to this Section consistent with such approval.

17.01.170 ENFORCEMENT

A. Enforcement by City Officials

The City Council, Planning Commission, City Attorney, City Manager, Building Official, Planning Director, City Engineer, Public Works Director, City Clerk, and all officials charged with the issuance of licenses or permits, shall enforce the provisions of this Ordinance. Any permit, certificate, or license issued in conflict with the provisions of this Ordinance shall be void.

B. Actions Deemed a Nuisance

Any building or structure erected hereafter, or any use of property contrary to the provisions of a duly approved Development Review, Variance, Conditional Use Permit, or Administrative Permit, and/or this Ordinance shall be and the same hereby is declared to be unlawful and a public nuisance per se and subject to abatement in accordance with city Ordinance.

C. Remedies

All remedies concerning this Ordinance shall be cumulative and not exclusive. The conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, signs, or improvements, and shall not prevent the enforced correction or removal thereof.

D. Penalties

Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this Ordinance or violating or failing to comply with any order to regulation made hereunder, shall be guilty of a misdemeanor and, upon conviction thereof, shall be punishable as provided by city ordinance.

SECTION 17.01.200 PERMITS AND APPLICATIONS

SECTION 17.01.210 PERMITS AND APPLICATIONS

A. Application Deposits. Concurrent with the submittal of an application for development and/or permit under this ordinance, a deposit shall be made, in the amount determined by City Council resolution, to cover the costs incurred in the processing of the application. In no case shall the application be set for hearing or action until such time as any balance due is paid in full.

B. Complete Applications. Any application for a permit or entitlement pursuant to this Ordinance, must be accepted as complete for processing by the Director of Planning in order to initiate the official review process. Standard submittal requirements for each permit outlining the form and content of a complete application shall be established by the Director. In addition to the standard submittal requirements, the Director may request information specific to the permit or entitlement necessary for the complete analysis of an application. All required material, information and fees shall be provided by the applicant before the application is determined by the Director to be complete for processing.

C. Check for Completeness. Within thirty (30) calendar days after the receipt of an application, the Director shall review the application and determine if it is complete for processing and shall notify the applicant in writing of such determination. In addition to the standard submittal requirements, the Director may request information specific to the permit or entitlement necessary for the complete analysis of an application.

D. Incomplete Applications. In the event an application is determined not to be complete, written notice shall be provided to the applicant specifying those portions of the application which are incomplete. Said notice shall also indicate the information and/or plans necessary to make the application complete. The applicant must supply the requested plans and/or information within sixty (60) calendar days of the notice of incomplete filing. Upon receipt of the required items by the Director, the information shall be reviewed for completeness and a determination of completeness shall be made within thirty (30) calendar days. Once an application has been deemed complete, a decision shall be make within one (1) calendar year.

SECTION 17.01.220 DENIALS

A. In the event that information need for the reasons shown below is not provided by the applicant within the time limits specified by this section, the City may deny a permit or entitlement for a development project to allow time to obtain the needed information. Information whose absence would constitute a reason for such a denial are:

(1) Information which is to be supplied by the applicant and is necessary to prepare a legally adequate environmental document; or

(2) Information necessary to prepare a supplemental Environmental Impact Report in compliance with the California Public Resources Code, Section 21166; or

(3) Information without which the City's decision to approve a project would not be supported by substantial evidence.

B. Denial for the above reasons may be deemed by the City to be a denial without prejudice to the applicant's right to reapply for the same permit.

SECTION 17.01.230 PUBLIC HEARING AND NOTIFICATION

The Planning Commission and/or the City Council shall hold a public hearing on applications for a change in zone boundaries or regulations, as specifically required by state law (and for conditional use permits and variances, or for other applications), as determined necessary or desirable by the Commission and/or Council. The hearing shall be set and notice given as prescribed below:

A. Setting of the Hearing

The Secretary to the Planning Commission, in the case of the Planning Commission, and the City Clerk in the case of the City Council, shall set the time and place of the public hearing, required by this Ordinance; the Planning Commission or Council, at the time of their hearing may continue the time or place of a hearing.

B. Hearing

The Planning Commission shall hold a public hearing on a rezoning request, amendment, conditional use permit or variance within forty (40) calendar days after the compliance with the California Environmental Quality Act, Public Resources Code Section 21000 through and including Section 21176 and amendments thereof. Within thirty (30) calendar days after action of the Planning Commission, the City Council shall hold a public hearing to act upon the action of the Planning Commission.

C. Notice

Notice of a public hearing shall be given not less than ten (10) calendar days nor more than thirty (30) calendar days prior to the date of the hearing by publication in a newspaper of general circulation published in the City of Calexico. The notice in the event of a change of the Zoning Map, shall include the alternate zone classifications indicated in Section 17.01.330. When the hearing concerns matters other than an amendment to the text of this Ordinance, notices of public hearings before the Planning Commission or City Council shall be mailed to all persons whose names appear on the latest adopted tax roll of Imperial County as owning property within three hundred (300) feet of the exterior boundaries of the property that is the subject of the hearing.

SECTION 17.01.240 ACTION BY THE PLANNING COMMISSION

Prior to the public hearing on the particular permit and/or application, the Planning Director shall investigate the application and prepare a written report thereon and submit the report to the Planning Commission and the applicant. The Planning Commission shall review and consider the Director's report, comments from the applicant and the public within forty (40) calendar days after compliance with the California Environmental Quality Act Sections 21000 through 21176 inclusive of the Public Resources Code. Action of the Planning Commission shall be made through the adoption of a resolution with appropriate findings to the particular permit and/or application, as detailed in Sections 17.01.440, 17.01.540, 17.01.630, 17.01.640 and 17.01.650. Action of the Planning Commission shall be deemed final within ten (10) calendar days unless an appeal is filed with the City Clerk, or unless the application is for a change of zone amendment to the Zoning Ordinance or Zoning Determination. In those such cases the application shall be scheduled for City Council action.

SECTION 17.01.250 ACTION BY THE CITY COUNCIL

The Planning Director shall prepare a report on the action of the Commission on applications for change of zone, amendments to the Zoning Ordinance, Zoning Determinations, and appeals of Planning Commission actions. The Council shall review and consider the Planning Commission recommendation(s), comments by the applicant and the public. The Council shall act to approve or deny the application or appeal and make the appropriate findings detailed in Sections 17.01.440, 17.01.540, 17.01.630, 17.01.640 and 17.01.650. All actions of the City Council are final.

SECTION 17.01.300 AMENDMENTS

17.01.310 PURPOSE

The Zoning Map and/or Zoning Ordinance may be amended by changing the boundaries of any zone or by changing any Zoning Regulation or any other provision of this Ordinance in accord with the procedure prescribed in this Section.

17.01.315 INITIATION

A. A change in the boundaries of any zone may be initiated by the owner or the authorized agent of the owner of the property by filing an application for a change in zone boundaries as prescribed in this Section. If the property for which a change of zone is proposed is in more than one ownership, all the owners or their authorized agents shall join in filing the application.

B. A change in the boundaries of any zone or a change in the regulations may be initiated by resolution of the Planning Commission when approved by the City Council; or initiated directly by the City Council.

C. A change in the zoning ordinance text may only be initiated by resolution of the Planning Commission when approved by the City Council; or initiated directly by the City Council.

17.01.320 APPLICATION: DATA AND MAPS TO BE FURNISHED

A property owner or his authorized agent, desiring to propose a change in the boundaries of the zone in which his property is located, may file with the Planning Director, an application for a change in zone boundaries on a form prescribed by the Planning Director and shall include the following data:

A. Name and address of the applicant.

B. Statement that the applicant is the owner or the authorized agent of the owner of the property for which the change in zone boundaries is proposed.

C. Address and legal description of the property.

D. An accurate scale drawing of the site and the surrounding areas showing existing streets and property lines, and existing and proposed zone boundaries, for a distance determined by the Planning Director to be necessary to illustrate the relationship to and impact on the surrounding area, but not less than 300 feet or more than 600 feet from the property proposed for rezoning.

E. A property ownership list, listing the names, addresses, and Assessor's Parcel Number of all property owners within three hundred (300) feet of the exterior boundaries of subject property. The list shall be obtained from the latest equalized assessment roll issued by the Imperial County Assessor.

F. A radius map drawn on the Assessor's Parcel Maps, indicating the subject property with a three hundred (300) foot radius drawn around the property.

G. Complete environmental assessment information on forms supplied by the Planning Director.

H. The Planning Director may require additional information or maps if they are necessary to enable the Planning Commission and Council to determining whether the change is consistent with the objectives of this Ordinance. The Planning Director may authorize omission of the map required by this Section, if the Director deems it is not necessary.

17.01.325 PUBLIC HEARING BY PLANNING COMMISSION AND CITY COUNCIL

The Planning Commission and the City Council shall each hold a public hearing on every application for a change in zone boundaries or for a change of the zoning regulations. The hearing shall be set and notice given as prescribed in Section 17.01.230.

17.01.330 ALTERNATE CLASSIFICATION IN LIEU OF PROPOSED CLASSIFICATION

Following a public hearing on a change in the boundaries of any zone, if the Planning Commission and/or Council determines that, a change to a zone classification other than the proposed classification request by the applicant in the hearing notice is desirable, the Planning Commission may recommend and the Council may adopt an alternate classification to a proposed classification in accord with the following schedule:

Proposed Zone Described in Public Hearing Notice	Alternate Zone that may be Considered
RR	A, SPA, PD
R-1	RR, A, SPA, PD
RC	RR, R-1, SPA, PD
RA	Any other R Zone, SPA, PD
CO	A, SPA, PD
CN	A, SPA, PD
CH	CO, SPA, PD
CS	CN, SPA, PD
I	A, SPA, PD
IR	I, A, SPA, PD
MHP	R-1, RC, RR, SPA, PD
A	None

In order to more properly accommodate these alternate zone classifications, the Notice of Public Hearing Shall indicate the alternate classifications, if any, which Planning Commission and City Council could consider.

17.01.350 NEW APPLICATION

Following the denial of an application for a change in zone boundaries or a change in the Zoning Regulations, an application or request for the same or substantially the same change shall not be filed within one calendar year of the date of denial.

17.01.355 CHANGE OF ZONING MAP

A change in zone boundaries upon approval by the City Council, shall be indicated by listing on the Zoning Map the number of the Ordinance amending the map.

17.01.400 ZONING DETERMINATION

17.01.410 PURPOSE AND INITIATION

In order to ensure that the Zoning Regulations will permit similar uses in each zone, the Planning Commission and/or the City Council, upon its own initiative or upon written request shall determine whether a use, not specifically listed as a permitted or conditional use, shall be deemed a permitted use or a conditional use, in one or more zones, on the basis of similarity to uses specifically listed. The procedures of this Section shall not be substituted for the amendment procedure as a means of adding new uses to the list of permitted or conditional uses.

17.01.420 APPLICATION

Application for determination of similar uses shall be made in writing to the Planning Director and shall include a detailed description of the proposed use and such other information as may be required by the Planning Director to facilitate the determination.

17.01.430 INVESTIGATION AND REPORT

Within thirty (30) calendar days of the filing of the request for Determination, the Planning Director shall prepare a report. The Planning Director shall make such investigations of the application as necessary to compare the nature and characteristics of the proposed use with those uses specifically listed and shall make a report of the findings to the Planning Commission. The Planning Commission shall review said report and forward its recommendation to the City Council for their action.

17.01.440 FINDINGS

In permitting or classifying an unlisted use, all of the following findings must be made:

1. The use furthers the objectives of the zone; and

2. The subject use and its operations are compatible with the uses permitted in the zone; and

3. The subject use is similar to one or more uses permitted in the zone; and

4. The subject use will not cause substantial injury to the property in the zone within which it is proposed to be located or in any abutting zone.

17.01.450 DETERMINATION

The Planning Commission shall review the Director's report and forward a recommendation on the City Council for their determination. The City Council shall hear the item at their next regularly scheduled meeting and render said decision in writing.

SECTION 17.01.500 CONDITIONAL USE PERMIT REGULATIONS

17.01.510 PURPOSE

In order to give the use regulations the flexibility necessary to achieve the objectives of this Ordinance, conditional uses are permitted, subject to the granting of a Conditional Use Permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the Zoning Ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes, the Planning Commission is empowered to grant and to deny applications for use permits for such conditional uses in such zones as are prescribed in the Zone Ordinance and to impose reasonable conditions upon the granting of Conditional Use Permits.

17.01.515 APPLICATION DATA AND MAPS TO BE FURNISHED

Application for a Conditional Use Permit shall be filed with the Planning Director on a form prescribed by the Planning Director and shall include the following data and maps:

A. Name and address of the applicant.

B. Statement that the applicant is the owner or the authorized agent of the owner of the property on which the use is proposed to be located. This provision shall not apply to a proposed public utility right-of-way.

C. Address and legal description of the property.

D. Statement indicating the precise manner of compliance with each of the applicable provisions of this Ordinance, together with any other data pertinent to the findings prerequisite to the granting of a use permit, prescribed in Section 17.01.540.

E. A list of all owners of property located within three hundred (300) feet of the exterior boundaries of the subject property; the list shall be keyed to a map showing the location of these properties.

F. Plot Plans and elevations, fully dimensioned, indicating the type and location of all buildings and structures, parking and landscape areas and signs. Elevation plans shall be of sufficient detail to indicate the type and color of materials to be employed and methods of illumination for signs. Screening, landscape and irrigation plans shall be included in the plans.

G. The Planning Director may waive requirements of section 17.01.515F and/or require additional data as deemed necessary to the decision-making process.

17.01.520 PUBLIC HEARING

The hearing shall be set and notice given as prescribed in Section 17.01.230. At the public hearing, the Planning Commission shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.01.540.

17.01.530 INVESTIGATION AND REPORT

The Planning Director shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the Planning Commission and made available to the applicant on the Friday prior to the public hearing.

17.01.535 CONDITIONS OF APPROVAL

A. A Conditional Use Permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the Commission may prescribe. Conditions may include, but shall not be limited to requiring:

1. Special yards;
2. Open spaces;
3. Buffers;
4. Fences;
5. Walls;
6. Installation and maintenance of landscaping;
7. Street dedications and improvements;
8. Regulations of points of vehicular ingress and egress;
9. Regulation of traffic circulation;
10. Regulation of signs;
11. Regulation of hours of operation and methods of operations;
12. Control of potential nuisances;
13. The prescription standards for maintenance of building and grounds;
14. Prescription of development schedules and development standards; and
15. Such other conditions as the Commission may deem necessary to ensure compatibility of the use with surrounding developments and uses and to preserve the public health, safety, and welfare.

B. Variations from the regulations prescribed elsewhere in this Section for fences, walls, hedges, screening, and landscaping; site area, width and depth; front, rear and side yards; coverage; height of structures; distances between structures; usable open space; signs; off-street parking facilities or frontage on a public street, shall be separately administered in accordance with the procedures in Section 17.01.600, (Variances), of this Ordinance.

17.01.540 FINDINGS

The Planning Commission shall make the following findings before granting a conditional use permit:

A. That the proposed location size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Calexico General Plan, and the development policies and standards of the City; and

B. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources, with consideration given to:

1. Harmony in scale, bulk, coverage, and density;
2. The availability of public facilities, services and utilities;
3. The harmful effect, if any, upon desirable neighborhood character;
4. The generation of traffic and the capacity and physical character of surrounding streets;
5. The suitability of the site for the type and intensity of use or development which is proposed;
6. The harmful effect, if any, upon environmental quality and natural resources; and to
7. Any other relevant impact of the proposed use; and

C. That the proposed location size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity; and

17.01.540 FINDINGS (cont).

D. That the proposed Conditional Use will comply with each of the applicable provisions of this Ordinance, except for an approved Variance.

17.01.545 LAPSE OF CONDITIONAL USE PERMIT

A. A Conditional Use Permit shall lapse and shall become void one year following the date on which the Use Permit was approved, unless prior to the expiration of one year:

1. A building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the use permit application; or

2. A certificate of occupancy is issued for the structure which was the subject of the Use Permit application; or

3. The site is occupied in accordance with conditional use, if no building permit or certificate of occupancy is required, or

4. The use which was the subject of the Use Permit application is commenced, provided that a Use Permit for a public utility installation may be valid for a longer period if specified by the Commission.

B. A Conditional Use Permit subject to lapse may be renewed for an additional period of one year, provided that ninety (90) calendar days prior to the expiration date, an application for renewal of the Use Permit is filed with the Director of Planning on the prescribed form and accompanied by the necessary data and deposits.

C. The Planning Commission may grant or deny an application for renewal of a Conditional Use Permit.

D. If the use, business, or service for which the Conditional Use Permit was issued terminates or ceases operation for a continuous period of time in excess of one hundred and eighty (180) calendar days except for:

1. Destruction or damage by acts of God; or
2. Destruction or damage by malicious acts; or
3. Remodeling or rehabilitation requiring prolonged closure;

The Conditional Use Permit shall expire and the permit shall thereafter have no further force or effect.

17.01.550 PRE-EXISTING CONDITIONAL USES

A. A Conditional Use legally established prior to the effective date of this Ordinance, or prior to the effective date of subsequent amendments to the Ordinance or zone boundaries, shall be permitted to continue, provided that it is operated and maintained in accordance with the conditions prescribed at the time of its establishment, if any; and provided that it meets the requirements of Section 17.01.545.

B. Alteration or expansion of a pre-existing Conditional Use shall be permitted only upon the granting of a Conditional Use Permit as prescribed in this Section, provided that minor alterations as determined by the Director of Planning shall be permitted without the granting of a Conditional Use Permit.

17.01.550 PRE-EXISTING CONDITIONAL USES (cont).

C. A Conditional Use Permit shall be required for the reconstruction of a structure which has a pre-existing conditional use, if the structure is destroyed by fire or other calamity, by act of God, or by the public enemy to an extent greater than 50 percent. The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction to the estimated cost of duplicating the entire structure as it existed prior thereto. Estimates for this purpose shall be made by or shall be reviewed and approved by the City Engineer and Building Official and shall be based on the minimum cost of construction in compliance with the Building Code.

17.01.560 MODIFICATION OF CONDITIONAL USE

Section 17.01.510 through 17.01.540 shall apply to an application for modification, expansion, or other change in a Conditional Use, provided that minor revisions or modifications may be approved by the Planning Director, if it is determined that the changes would not affect the findings prescribed in Section 17.01.540. (Findings).

17.01.565 SUSPENSION AND REVOCATION

A. Suspension

If in the opinion of the Director of Planning, a violation of any applicable provision of this Ordinance; or, if granted subject to conditions, upon failure to comply with conditions; or that, as a result of evidence now available and not available at the prior hearing when permit was granted and could not have been obtained with reasonable diligence at that hearing, the findings made, pursuant to Section 17.01.540, can no longer be made; or that the Permit was obtained by fraud, a Conditional Use Permit shall be suspended automatically.

B. Revocation

The Planning Commission shall hold a public hearing within forty (40) calendar days, in accordance with procedure prescribed in Section 17.01.230 (Public Hearing). The Planning Commission if it is not satisfied that the regulation, general provision, or condition(s) is being complied with, may revoke the Conditional Use Permit or take such action as may be necessary to ensure compliance with the regulation, general provision, or condition(s). The decision shall become final thirty (30) calendar days following the date on which the Use Permit was revoked unless a request for an appeal has been filed within the ten (10) calendar days, in which case Section 17.01.250 (Action by the City Council) shall apply.

17.01.570 NEW APPLICATIONS

Following the denial of a Use Permit application or the revocation of a Use Permit, no application for a Use Permit for the same or substantially the same Conditional Use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the Use Permit.

17.01.575 USE PERMIT TO RUN WITH THE LAND

A Use Permit granted pursuant to the provisions of this Section shall continue to be valid upon a change of ownership of the site, business, service, use or structure which was the subject of the Use Permit application.

17.01.580 USE PERMIT AND CHANGE OF ZONE FILED CONCURRENTLY

Application for a Conditional Use Permit may be made at the same time as application for a change in zone boundaries including the same property, in which case the City shall hold the public hearing on the Zoning Change and the Use Permit at the same meeting and may combine the two hearings.

17.01.600 VARIANCES

17.01.610 PURPOSES AND AUTHORIZATION

A. Variances from the terms of the Zoning Ordinance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Any Variance granted shall be subject to such conditions that will assure that the deviation thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

B. The power to grant Variance does not extend to use regulations. Flexibility to the zoning regulations is provided in the Conditional Uses provisions of this Ordinance.

C. The Planning Commission may grant Variances to the Zoning Ordinance in accordance with the procedure prescribed in this Section, with respect to fences, walls, hedges, screening and landscaping; width, and depth; front, rear, and side yards; coverage; height of structures; distances between structures; usable open space; signs; off-street parking facilities, or frontage on a public street.

17.01.615 APPLICATION; DATA AND MAPS TO BE FURNISHED

Application for a Variance shall be filed with the Planning Director on a form prescribed by the Planning Director and shall include the following data and maps:

A. Name and address of the applicant.

B. Statement that the applicant is the owner or the authorized agent of the owner of the property on which the Variance is being requested.

C. Address and legal description of the property.

D. Statement of the precise nature of the Variance requested and the practical difficulty or unnecessary physical hardship inconsistent with the objectives of the Zoning Ordinance that would result from a strict or literal interpretation and enforcement of the specified regulation, together with any other data pertinent to the findings prerequisite to the granting of a Variance, prescribed in Section 17.01.630 (Findings).

E. An accurate scale drawing of the site and any adjacent property affected, showing, when pertinent, the contours at intervals of not more than one (1) foot, and all existing and proposed locations of streets, property lines, uses, structures, driveways, pedestrian walks, off-street parking facilities, and landscaped areas.

F. A list of all owners of property located within three hundred (300) feet of the exterior boundaries of the subject property; the list shall be keyed to a map showing the location of these properties.

G. The Planning Director may require additional information or plans, if they are necessary, to enable a determination as to whether the circumstances prescribed for the granting of a Variance exist. The Planning Director may authorize omission of any or all of the plans and drawings required by this Section, if they are not necessary.

17.01.620 PUBLIC HEARING

The hearing shall be set and notice given as prescribed in Section 17.01.230. At a public hearing, the Commission shall review the application, statements, and drawings submitted therewith and shall receive pertinent evidence concerning the Variance, particularly with respect to the findings prescribed in Section 17.01.630 (Findings).

17.01.630 FINDINGS

The Planning Commission may grant a Variance to a regulation prescribed by this Ordinance with respect to fences, walls, hedges, screening, or landscaping; width, or depth; front, rear, or side yards, coverage; height of structures; usable open space, or frontage on a public street, as the Variance was applied for or in modified form, if, on the basis of the application and the evidence submitted, the Commission makes findings of fact that establish that the circumstances prescribed in paragraphs A, B, C, D, E, and F below do apply.

A. That there are special circumstances applicable to the property, (size, shape, topography, location or surroundings) or the intended use of the property, and because of this, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity under identical zoning classification; and

B. That granting the Variance or its modification is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone and denied to the property for which the Variance is sought; and

C. That granting the Variance or its modification will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located; and

D. The granting of this Variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and

E. The granting of this Variance does not allow a use or activity which is not otherwise expressly authorized by the zoning regulation governing the parcel of property.

F. That granting the Variance or its modification will not be incompatible with the City of Calexico General Plan.

17.01.640 SIGNS: ADDITIONAL FINDINGS

The Planning Commission may grant a Variance for sign location and other similar performance standards as the Variance was applied for or in modified form, if on the basis of the application and the evidence submitted, the Planning Commission makes findings of fact that establish that the circumstances prescribed in Section 17.01.630 (Findings) apply and the following circumstances also apply.

A. That the granting of the Variance will not detract from the attractiveness or orderliness of the City's appearance or the surrounding neighborhood.

B. That the granting of the Variance will not create a hazard to public safety.

17.01.650 PARKING: ADDITIONAL FINDINGS

The Planning Commission may grant a Variance to a regulation prescribed by this Ordinance with respect to off-street parking facilities as the Variance was applied for or in modified form if, on the basis off the application and the evidence submitted, the Planning Commission makes findings of fact that establish that the circumstances prescribed in Section 17.01.630 (Findings) apply and the following circumstances also apply:

A. That neither present nor anticipated future traffic volumes generated by the use of the site or the uses of the sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation; and

B. That the granting of the Variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets; and

C. That the granting of the Variance will not create a safety hazard or and other condition inconsistent with objectives of this Ordinance.

17.01.655 EFFECTIVE DATE OF VARIANCE

A decision of the Planning Commission on a Variance shall be effective within ten (10) calendar days unless an appeal of the decision is filed within the ten (10) calendar days.

17.01.660 LAPSE OF VARIANCE

A. A Variance shall lapse and shall become void one year following the date on which the variance became effective unless, prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the Variance application, or a permit is issued authorizing occupancy of the site or structure which was the subject of the Variance application, or the site is occupied if no building permit or certificate of occupancy is required.

B. A Variance may be renewed for an additional period of one year provided that ninety (90) calendar days prior to the expiration of one year from the date when the Variance became effective, an application for renewal of the Variance is filed with the Planning Director.

C. The Planning Commission may grant, grant conditionally, or deny an application for renewal of a Variance.

17.01.670 REVOCATION

A Variance granted by the Planning Commission, subject to conditions may be revoked by the Commission if the applicant has not complied with the conditions. The decision of the Commission revoking a Variance shall become effective ten (10) calendar days following the date on which it was revoked, unless an appeal is received within the ten (10) calendar days.

17.01.675 VARIANCE RELATED TO PLANS SUBMITTED

Unless otherwise specified at the time a Variance is granted, it shall apply only to the plans and drawings submitted as part of the application.

SECTION 17.01.700 DEVELOPMENT REVIEW PROCEDURE

17.01.710 PURPOSE

A. The provisions of this chapter shall be known as the Development Review Procedure.

B. The City of Calexico finds that a Development Review process supports the implementation of the Calexico General Plan. The City further finds that the quality of residential, commercial, industrial and public/quasi public uses has a substantial impact upon the visual appeal, environmental soundness, economic stability, and property values of the City. This Section is not intended to restrict imagination, innovation or variety, but rather to focus on design principles which can result in creative imaginative solutions for the project and quality design for the City. It is, therefore, the purpose of this Section to:

1. Recognize the interdependence of land values and aesthetics and provide a method by which the City may implement this interdependence to its benefit.

2. Encourage the orderly and harmonious appearance of structures and property within the City along with associated facilities, such as but not limited to signs, landscaping, parking areas, and streets.

3. Maintain the public health, safety and general welfare, and property throughout the City.

4. Assist private and public developments to be more cognizant of public concerns for the aesthetics of development.

5. Reasonably ensure that new developments, including residential, commercial, industrial, and public/quasi public development, do not have an adverse aesthetic, health, adjoining properties,, or the City in general.

6. Ensure that the proposed development complies with all of the provisions of the Zoning Ordinance and the General Plan.

17.01.720 APPLICABILITY

In order to safeguard and enhance the appearance and quality of development of the City of Calexico, Development Review approval shall be required prior to the issuance of any building permit for single-family subdivision developments; mobile homes on permanent foundations; single family homes (custom); multiple-family developments; mobilehome parks; commercial or industrial establishments, including additions, alterations and redevelopment thereof.

17.01.730 PLANS AND DRAWINGS SUBMISSION

In addition to meeting all of the other requirements of the Zoning Ordinance, any applicant for a building permit for the establishment of single-family subdivision development; mobile homes on permanent foundations; single family home (custom); multiple-family developments; the establishment of commercial or industrial, uses; including additions, alterations and redevelopment thereof shall submit the following plans and drawings to the Director of Planning for review:

A. A site plan, drawn to scale, showing the proposed location of structures and other improvements including, where appropriate, driveways, pedestrian walks, off-street parking areas, landscaped areas, fences, and walls. The site plan shall indicate the locations of off-street parking areas including entrances and exits and the direction of traffic flow into and out of off-street parking areas.

17.01.730 PLANS AND DRAWINGS SUBMISSION (cont.)

B. A conceptual landscape plan, drawn to scale, showing the locations of existing trees proposed to be removed or retained on the site, the location and design of landscaped areas and the varieties and sizes of plant materials to be planted therein, and other landscape features as may be necessary to illustrate the landscape concept.

C. Architectural drawings drawn to scale, including floor plans in sufficient detail to permit computation of yard requirement and all elevations of the proposed structures as they will appear upon completion. All exterior surfacing materials and colors shall be specified.

D. Accurate scale drawings of all signs indicating their size, material, color, and illumination, if any.

E. Conceptual grading and drainage plans.

F. Such other data as may be required by the Director of Planning to ensure that the purposes of this Section are satisfied.

17.01.740 REVIEW AND EVALUATION

The Director shall review and evaluate Development Plans submitted in accordance with the following guidelines:

A. Scope. The Director shall review and evaluate development plans for conformance with the site plan review standards and criteria set forth in the pertinent sections of the Zoning Ordinance.

B. Modifications Required for Approval of the Development Plan. The Director may specify modifications, changes, and additions to the Development Plan in his recommendation or requirements for its approval. Such recommendations may be suggested by the Director to eliminate or mitigate significant adverse environmental effects disclosed by any environmental impact report or modifications, changes and additions that are necessary to meet the purposes of this Section.

C. Improvements Required for Approval of the Development Plan. The Director shall insure that all Development Plans provide for on and off-site improvements which may be required to implement the purposes of this Section of the Zoning Ordinance, the General Plan and all policies of the City Council.

17.01.750 ACTION BY DIRECTOR

The Director shall have the authority to approve, deny or modify applications for Development Review. Within fifteen (15) calendar days of the date that application is deemed complete by the Director, the Director shall approve, conditionally approve, or disapprove the application, or shall request the applicant to revise said applications. Failure of the Director to act within fifteen (15) calendar days shall be deemed approval of the application unless the applicant shall consent to an extension of time.

17.01.760 APPEAL TO PLANNING COMMISSION

A decision of the Director may be appealed in writing, within ten (10) calendar days to the Planning Commission by the applicant or any other interested person, upon paying the established deposit, or the Director's decision may be appealed by a member of the Planning Commission and/or City Council without deposit.

17.01.770 ACTION BY PLANNING COMMISSION

Action by the Planning Commission shall follow the procedures established by Section 17.01.240. Failure of the Planning Commission to act within thirty (30) calendar days from the appeal shall be deemed approval of the plan and drawings unless the applicant shall consent to an extension of time.

17.01.780 CONDITIONS

Development Reviews may be approved or modified subject to the performance of such conditions, including the provision of required improvements as the Director, shall deem to be reasonable and necessary, or advisable under the circumstances, so that the objectives of the Zoning Ordinance, General Plan, Planning Commission and City Council policies shall be achieved. Such conditions shall be imposed and enforced as follows:

A. Security May be Required to Ensure Performance. In order to ensure the performance of conditions imposed concurrent with the granting or modification of a Development Plan, the applicant may be required to furnish security in the form of money or surety bond in the amount fixed by the authority granting or modifying the Development Plan. Such security shall be furnished as required by local ordinance.

B. Provision of Required Improvements. Whenever a Development Review approval is granted or modified subject to the condition that specified improvements be provided by the applicant, such improvements shall be installed by the applicant and approved and accepted by the cognizant City authority pursuant to local ordinance to make such improvements prior to the time or events specified in the Development Review approval. Improvements shall include but not be limited to curbs, gutters, sidewalks, street pavement and off-site improvements.

C. Condition Declared Void. Whenever there becomes final any judgement of a court of competent jurisdiction declaring one or more of the conditions of a Development Review approval to be void or ineffective, or enjoining or otherwise prohibiting the enforcement or operation of one or more of such conditions, said Development Review approval shall cease to be valid and all rights or privileges granted thereby shall lapse, as provided by Section 17.01.785.

D. Violation of Condition. Whenever a Development Review is approved or modified by the approving authority subject to a condition or conditions, use or enjoyment of the Development Review approval in violation of or without observance of any such condition shall constitute a violation of the Zoning Ordinance and said Development Review approval may be revoked or modified as provided in Section 17.01.785.

17.01.785 REVOCATION OR MODIFICATION OF DEVELOPMENT REVIEW APPROVAL FOR CAUSE

A Development Review approval may be revoked or modified by the approving authority for cause as provided by the provisions of this Section. For purposes of this Section, the modification of a Development Review approval may include the modification of the terms of the Development Review approval itself or the waiver, alteration, or imposition of new conditions pursuant to Section 17.01.780.

A. Grounds for Revocation or Modification. A Development Review approval may be revoked or modified by the approving authority pursuant to the provisions of this section upon a finding of any one or more of the following grounds:

1. That such Development Review approval was obtained or extended by fraud.

2. That one or more of the conditions upon which such Development Review approval was granted have been violated.

3. That the use for which the Development Review approval was granted is so conducted as to be detrimental to the public health or safety, or as to be a nuisance.

4. That construction on the subject property is not in conformance with the Development Review approval or other applicable requirements.

17.01.785 REVOCATION OR MODIFICATION OF DEVELOPMENT REVIEW APPROVAL FOR CAUSE (cont.)

B. Notification. The Director shall notify the owner of the property of his action in the same manner as specified in the Building Code for revocation of a building permit, or by written notice to the owner of the subject property as shown on the latest assessment roll or as indicated by later information available to the Director.

C. Appeal. Revocation or modification of a Development Review approval may be appealed pursuant to Section 17.01.760.

17.01.790 AUTOMATIC REVOCATION OF DEVELOPMENT REVIEW APPROVAL

Whenever there becomes final any judgement of a court of competent jurisdiction declaring one or more of such conditions to be void or ineffective, or enjoining or otherwise prohibiting the enforcement or operation of one or more of such conditions said Development Review approval shall also cease to be valid.

17.01.795 EXPIRATION AND EXTENSION

Any approval of a Development Review shall expire within one year of such approval except where construction or use of the property in reliance on such Development Review approval has commenced prior to its expiration. If construction and use of the property in reliance on a Development Review approval has not commenced within the one year period, said period may be extended by the Director for a period not exceeding 6 months for each application up to a maximum of two (2) years from the date of original approval.

SECTION 17.01.800 NONCONFORMING USES AND STRUCTURES

17.01.810 PURPOSES

A. Uses

This Section is intended to limit the number and extent of nonconforming uses by prohibiting or limiting their enlargement, their re-establishment after abandonment, and the alteration or restoration after destruction of the structures they occupy.

B. Structures

While permitting the use and maintenance of existing nonconforming structures, this Section is intended to:

1. limit the number and extent of nonconforming structures by prohibiting their relocation, alteration, or enlargement in a manner that would increase the nonconformity; and

2. prohibit restoration of nonconforming uses and structures after destruction.

17.01.820 CONTINUATION AND MAINTENANCE

A. A use lawfully occupying a structure or a site, that does not conform with the Use Regulations or the Performance Standards for the zone in which the use is located shall be deemed to be a nonconforming use and may be continued, except as otherwise provided in this Section.

B. A structure, lawfully occupying a site, that does not conform with the Property Development Standards for front yard, side yards, rear yard, height, coverage, or distances between structures, for the zone in which the structure is located, shall be deemed to be a nonconforming structure and may be used and maintained, except as otherwise provided in this Section.

C. Routine maintenance and repairs may be performed on a structure or site, the use of which is nonconforming, and on a nonconforming structure.

17.01.830 ALTERATIONS AND ADDITIONS TO NONCONFORMING USES, AND STRUCTURES

A. A nonconforming structure shall not be altered or reconstructed to increase the nonconformity for front yard, side yards, rear yard, height of structures, or distances between structures, or usable open space prescribed in the zone in which the structure is located. No nonconforming structure shall be moved or enlarged unless the new location or enlargement shall conform to the Property Development Standards for front yard, side yards, rear yard, height of structures, and distances between structures, or usable open space prescribed in the zone in which the structure is located.

B. A structure, the use of which is nonconforming, shall not be moved, altered, or enlarged, unless required by law, or unless the moving, alteration, or enlargement will result in the elimination of the nonconformity, except as permitted in this Section.

C. A nonconforming use may be enlarged or extended only within the structure in which it is wanted, provided no structural alterations, except those required by law are made.

17.01.830 ALTERATIONS AND ADDITIONS TO NONCONFORMING USES, AND STRUCTURES (cont.)

D. A use which fails to meet the Performance Standards of the zone in which it is located shall not be enlarged or extended or shall have equipment replaced that results in failure to meet Performance Standards unless the enlargement, extension, or replacement will result in elimination on nonconformity with Performance Standards.

17.01.840 DISCONTINUATION OF NONCONFORMING USE

Whenever a nonconforming use has been discontinued or changed to a conforming use for a continuous period of one hundred and eighty (180) calendar days or more, the nonconforming use shall not be re-established, and the use of the structure or site thereafter shall be in conformity with the regulations for the zone in which it is located. Discontinuation shall include cessation of a use regardless of intent to resume the use, unless the Director of Planning is notified in writing of the intent to resume and has approved a schedule for resumption of said use.

17.01.850 RESTORATION OF A DAMAGED STRUCTURE

A. Whenever a structure which does not comply with the Property Development Standards for front yard, side yards, rear yard, height of structures, or distances between structures prescribed in the zone in which the structure is located, or the use of which does not conform with the Performance Standards for the zone in which it is located, is destroyed by fire or other calamity, by act of God, or by the public enemy to the extent of fifty (50) percent or less, the structure may be restored and the nonconforming use may be resumed, provided that restoration is started within one year and diligently pursued to completion. When the destruction exceeds fifty (50) percent or the structure is voluntarily razed or is required by law to be razed, the structure shall not be restored except in full conformity with the Property Development Standards for the zone in which it is located and the nonconforming use shall not be resumed.

B. The extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction to the estimated cost of duplicating the entire structure as it existed prior thereto. Estimates for this purpose shall be made by or shall be reviewed and approved by the Building Official and shall be based on the minimum cost of construction in compliance with the Building Code.

17.01.860 EXCEPTIONS TO PROVISIONS FOR ELIMINATION OF NONCONFORMING USES AND STRUCTURES

The following uses, when nonconforming, need not be removed and under certain conditions may be expanded provided that they shall be subject to the provisions of Section 17.01.840 (Discontinuation Nonconforming Use) and Section 17.01.850 (Restoration of a Damaged Structure).

A. In any zone, a residential use, provided that the number dwelling units shall not be increased.

B. In an "R" zone, a nonresidential use that is a permitted use or a conditional use in the CO or CN zone may be continued and a conditional use permit may be granted for expansion of the floor area or the site area occupied by the use by not more than a total of ten (10) percent in any five (5) year period.

C. In a CH zone, a use that is a permitted use or a conditional use in any C zone or any I zone may be continued and a conditional use permit may be granted for expansion of the floor area or the site area occupied by the use by not more than a total of ten (10) percent in any five (5) year period.

17.01.860 EXCEPTIONS TO PROVISIONS FOR ELIMINATION OF NONCONFORMING USES AND STRUCTURES (cont.)

D. In an I zone, a use that is a permitted use or a conditional use in any I zone may be continued, provided that nonconformity with screening and Performance Standards requirements shall be eliminated as prescribed in Section 17.01.880. A use permit may be granted for expansion of the floor area or the site area.

17.01.870 CHANGE TO ANOTHER NONCONFORMING USE

A use permit may be granted for conversion of a nonconforming use to another nonconforming use, provided that the Planning Commission makes the following findings:

1. The proposed nonconforming use will not have a greater adverse impact on the surrounding area than the existing or former nonconforming use; and

2. The proposed nonconforming use shall be a use that would be permitted to continue in the zone in which it would be located as prescribed in Section 17.01.860 (Exceptions to Provisions for Elimination of Nonconforming Uses).

17.01.880 ELIMINATION OF NONCONFORMING USES AND STRUCTURES

Except as permitted in Section 17.01.860 (Exceptions to Provisions for Elimination of Nonconforming Uses), and Section 17.01.870 (Change to Another Nonconforming Use), nonconforming uses, and structures, shall be discontinued and removed from their sites, altered to conform, or altered as prescribed to decrease the degree of nonconformity, within the specified time after they become nonconforming.

A. Uses

1. In any zone, removal of a nonconforming use that does not occupy a structure or a use occupying a structure having an assessed valuation of less than $500 shall be removed or made to conform within five (5) years from the date of notification as set forth in Section 17.01.895 herein.

2. In an R zone, a use that is not a permitted use or a conditional use in a CO or CN zone; or in a CH zone, a use that is not a permitted use or a conditional use in any C zone or an I zone shall be removed or made to conform within fifteen (15) years from the date of notification as set forth in Section 17.01.895 herein.

B. Structures

1. Removal or alteration of a nonconforming structure having an assessed valuation of less than $500 shall be removed or made to conform within five (5) years from the date of notification as set forth in Section 17.01.895 herein.

17.01.890 TIME WHEN USE AND STRUCTURE BECOME NONCONFORMING

Whenever a use and/or a structure, become nonconforming because of a change of zone boundaries or a change of regulations for the zone in which it is located, the period of time prescribed in this article for the elimination of the use, and the removal of the structure, shall be computed from the effective date of the change of zone boundaries or regulation.

17.01.895 NOTICE OF ELIMINATION DATE FOR NONCONFORMING USE AND STRUCTURE

When the Planning Director determines the existence of nonconforming uses listed in Section 17.01.880 (Elimination of Nonconforming Uses and Structures) and notifies the owner by certified or registered mail of the provisions and dates for compliance with the provisions of Section 17.01.880 the time periods prescribed shall commence. The first notification shall precede the date by which elimination is required by not less than the time periods prescribed in Section 17.01.880 Thereafter, notification shall be given annually in the same manner as the first notification.

SECTION 17.01.900 DEFINITIONS

A. For the purposes of the Ordinance, certain words, phrases, and terms used herein shall have the meaning assigned to them by this Section.

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular. The word "shall" is mandatory; the word "may" is permissive.

1. ABUT shall mean two adjoining parcels of property with a common property line, including two or more lots adjoining only at a corner, except where such common property line is located in a public street right-of-way.

2. ACCESS OR ACCESS WAY shall mean the place, means, or way by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to a property or use as required by this Ordinance.

3. ACCESSORY BUILDING shall mean a building, part of a building, or structure, which is incidental or subordinate to the main building or use on the same building site.

4. ACCESSORY LIVING QUARTERS shall mean a living quarters on the same building site as a dwelling, designed or used for housing servants or guests, having no cooking facilities or kitchen and not rented or otherwise used as a separate dwelling.

5. ACCESSORY USE shall mean a use incidental, related, appropriate and clearly subordinate to the main use of the lot or building, which accessory use does not alter the principal use of such lot or building

6. ADULT ARCADE: See Adult Motion Picture Arcade.

7. ADULT BOOKSTORE shall mean an establishment that devotes more than fifteen (15) percent of the total floor area utilized for the display of books and periodicals to the display and sale of the following:

   a. Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides, tapes, records, or other forms of visual or audio representations which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

   An adult bookstore does not include an establishment that sells books or periodicals as an incidental or accessory part of its principal stock-in-trade and does not devote more than fifteen (15) percent of the total floor area of the establishment to the sale of books and periodicals.

8. ADULT CABARET shall mean a nightclub, bar, theater, restaurant or similar establishment which regularly features live performances which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas and/or which regularly features films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

SECTION 17.01.900 DEFINITIONS (cont.)

9. ADULT DRIVE-IN THEATER shall mean an open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films, theatrical productions and other forms of visual productions, for any form of consideration, to persons in motor vehicles or on outdoor seats, and presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons.

10. ADULT HOTEL OR MOTEL shall mean a hotel, motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed-circuit televisions transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

11. ADULT MINI-MOTION PICTURE THEATER shall mean an establishment, with a capacity of more than five but less than 50 persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

12. ADULT MODEL STUDIO shall mean any establishment open to the public where, for any form of consideration or gratuity, featuring models who display specified anatomical areas to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons, other than the proprietor, paying such consideration or gratuity. This provision shall not apply to any school of art which is operated by an individual, firm, association, partnership, corporation or institution which meets the requirements established in the Education Code of the State of California for the issuance or conferring of, and is in fact authorized thereunder to issue and confer, a diploma.

13. ADULT MOTION PICTURE ARCADE shall mean any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

14. ADULT MOTION PICTURE THEATER shall mean and establishment, with the capacity of fifty (50) or more persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

15. ADULT THEATER shall mean theater, concert hall, auditorium or similar establishment, either indoor our outdoor in nature, which for any form of consideration, regularly features live performances which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas for observation by patrons.

16. ALLEY shall mean any dedicated or implied dedication of an access or way intended for vehicular use to the rear or side of a property served by a street.

SECTION 17.01.900 DEFINITIONS (cont.)

17. AMBIENT LEVEL shall mean that general noise level in the area at the given time.

18. ANATOMICAL AREAS: See Specified Anatomical Areas.

19. ANIMAL HOSPITAL shall mean a place where animals are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-time boarding and shall be only incidental to such hospital use.

20. APARTMENT shall mean a building or portion thereof designed and used for occupancy by two (2) or more individual persons or families living independently of each other.

21. ARCADES shall mean a place of business where five (5) or more electronic or electrical coin operated games are operated for compensation.

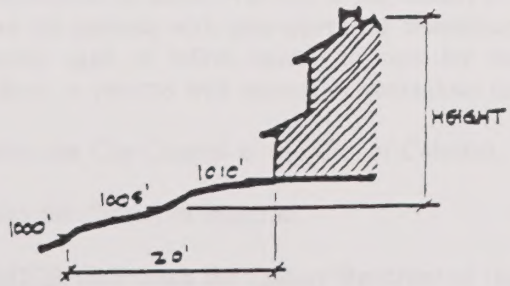
22. AUTOMOBILE SERVICE STATION shall mean a lot or portion of a lot used for the servicing of motor vehicles. Such servicing may include sale of motor fuel and oils, lubrication, incidental car washing, waxing and auto accessories. Such servicing shall not include tire recapping, sale of major auto accessories, wheel repair or parts, sale or rebuilding of engines, battery manufacturing or rebuilding, radiator repair or steam cleaning, body repair, painting or upholstery, or installation of auto glass.

23. BASEMENT shall mean a story partly or wholly underground. A basement shall be counted as a story for purposes of height measurement where more than one-half (1/2) of its height is above grade.

24. BOARDING OR ROOMING HOUSE shall mean a building containing a dwelling unit where lodging is provided with or without meals for compensation for five (5) or more persons.

25. BUILDING shall mean any structure having a roof and is enclosed on all sides, constructed for the shelter, enclosure of persons, animals or property of any kind.

26. BUILDING HEIGHT shall mean the vertical distance from the average grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof, but exclusive of vents, air conditioners, chimneys, or other such incidental appurtenances.



SECTION 17.01.900 DEFINITIONS (cont.)

27. BUILDING SITE shall mean a legally created parcel or contiguous parcels of land in single or joint ownership, which provides the area and the open spaces required by this Ordinance, exclusive of all vehicular and pedestrian rights-of-way and all other easements that prohibit the surface use of the property by the owner thereof.

28. CANOPY shall mean a small roof or awning attached to the wall of a structure which is supported by no means other than its attachment to the wall.

29. CARPORT shall mean a permanent roofed structure with not more than two (2) enclosed sides used or intended to be used for vehicle storage for the occupants of the premises.

30. CITY shall mean the City of Calexico.

31. CLINIC shall mean a place for medical services to patients human or animal not involving the overnight housing of patients.

32. CLUB shall mean an association of persons (whether or not incorporated) for a common purpose, but not including groups organized solely or primarily to render a service as a business for profit.

33. COFFEE SHOP shall mean a completely enclosed restaurant facility wherein the customers are served at a counter and/or tables.

34. COMMISSION shall mean the Planning Commission of the City of Calexico.

35. COMMUNITY APARTMENT shall mean a development in which an undivided interest in the land is coupled with the right of exclusive occupancy of an apartment located thereon.

36. CONDOMINIUM shall mean an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property, together with a separate interest in space in a residential, industrial or commercial building on such real property, such as an apartment, office or store.

37. CONDOMINIUM CONVERSION shall mean the conversion of rental units, residential or commercial, into a condominium project.

38. CONVALESCENT HOME shall mean a facility licensed by the State Department of Public Health, the State Department of Social Welfare, or the County of Imperial, which provides bed and ambulatory care for patients with post-operative convalescent, chronically ill or dietary problems, and persons aged or infirm unable to care for themselves; but not including alcoholics, drug addicts, or persons with mental or contagious diseases or afflictions.

39. COUNCIL shall mean the City Council of the City of Calexico.

40. COUNTY shall mean the County of Imperial.

41. COUNTY RECORDER shall mean the County Recorder of the County of Imperial.

SECTION 17.01.900 DEFINITIONS (cont.)

42. DAY NURSERY (Including Pre-School and Nursery Schools) shall mean any building, buildings or portion thereof used for the daytime care of six (6) or more children at any location other than their normal place of residence, excluding any children who normally reside on the premises.

43. DENSITY shall mean the total number of dwelling units permitted on a net acre of land exclusive of all existing public or private streets and right-of-way. Rounding shall be to the lowest whole number.

44. DEVELOPMENT shall mean any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

45. DIRECTOR shall mean the Planning Director of the City of Calexico or the duly authorized representative.

46. DORMITORY shall mean a building intended or used principally for sleeping accommodations, where such building is related to an educational institution.

47. DRIVE-IN OR DRIVE-THROUGH RESTAURANT shall mean a place of business which sells food products and/or beverages and which:

    a. Delivers such food products and/or beverages to customers outside of the building in which they are prepared by means of service, a window, counter, or similar method or device, or

    b. Delivers such food products and/or beverages to customers outside of the building which is designed in such a manner that a majority of the customers will remove such food products and/or beverages from the building for consumption either on the premises or in the immediate vicinity.

48. DWELLING shall mean a building or portion thereof designed exclusively for residential occupancy.

49. DWELLING, GUEST shall mean living quarters within an accessory building for use exclusively by temporary non-paying guests of the resident family and having no cooking facilities or kitchen.

50. DWELLING, MULTIPLE shall mean a building containing two (2) or more dwelling units or a combination of two (2) or more separate single-family dwelling units on one lot.

51. DWELLING, SINGLE FAMILY shall mean a detached building designed exclusively for residential occupancy.

52. DWELLING UNIT shall mean one or more rooms and a single kitchen in a single family dwelling, apartment house or hotel designed as a unit for occupancy by one family for living and sleeping purposes.

SECTION 17.01.900 DEFINITIONS (cont.)

53. EDUCATIONAL INSTITUTIONS shall mean public and other non-profit institutions conducting regular academic instruction at kindergarten, elementary, secondary, collegiate levels, and including graduate school, universities, non-profit research institutions and religious institutions.

54. FAMILY shall mean an individual or two (2) or more persons related by blood, marriage or adoption, or a group of not more than five (5) persons, excluding servants, not related by blood, marriage, or adoption, living together as a single housekeeping unit in a single dwelling unit. Family shall also mean the persons living together in a licensed "residential facility" as that term is defined in California Health & Safety Code Section 1502(a) (1), which services six (6) or fewer persons, including the licensee, the members of the licensee's family, and persons employed as facility staff.

55. FEED LOT OR FEED YARD shall mean a lot, or portion of a lot, used for enclosing and fattening of livestock for market, and not operated in connection with a bona fide farm.

56. GARAGE shall mean a detached accessory building or a portion of a main building on the same lot for the parking and temporary storage of vehicles of the occupants of the premises.

57. GENERAL PLAN shall mean the General Plan of the City of Calexico, and shall consist of the General Plan Maps and Text adopted by the City Council.

58. GRADE shall mean the average level of the finished ground surfaces surrounding a building.

59. GROSS AREA shall mean the total horizontal area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

60. GUEST ROOM shall mean a room which is designed to be occupied by one (1) or more guests for sleeping purposes, and having no kitchen facilities.

61. HIGHWAY shall mean a street shown as a freeway, major, primary, or secondary highway on the General Plan of the City.

62. HOSPITAL shall mean an institution for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

63. HOTEL shall mean a structure or portion thereof or a group of attached guest rooms or suites occupied on a transient basis for compensation.

64. KENNEL, COMMERCIAL shall mean any kennel maintained for the purpose of boarding, breeding, raising or training dogs or cats over the age of four months for a fee or for sale.

65. KENNEL, NONCOMMERCIAL shall mean any property where four (4) or more dogs or cats, over the age of four months, are kept or maintained for the use of enjoyment of the occupancy for noncommercial purposes.

66. LARGE ANIMALS shall include equine or cleft-hoofed animals and shall include other such animals described and assumed by their size, weight, and/or appearance to be large animals.

67. LEGAL LOT shall mean 1) a parcel of real property shown as a delineated parcel of land with a number or letter designation, on a subdivision map, or parcel map recorded in the office of the County Recorder and created in conformance with the State Subdivision Map Act; 2) a parcel of real property shown on a recorded record of survey map, lot division plat, or other official map filed in the office of the County Recorder or County Engineer, when such map or plat was filed as the result of and was made a condition of a lot division approved by the County of Imperial under the authority of prior or existing County Ordinances; 3) any parcel of real property which existed as a separate parcel on or before March 4, 1972 as evidence by a valid deed recorded on or before that date; 4) a parcel of real property described in a recorded Certificate of Compliance, approved and filed by the City of Calexico in the County of Imperial in accordance with the State Subdivision Map Act and County or City Code.

68. LOADING SPACE shall mean an off-street space or berth used for the loading or unloading of commercial vehicles.

69. LOT shall mean:

    a. A parcel of real property with a separate and distinct number or other designation shown on a plat recorded in the office of the County Recorder, or

    b. A parcel of real property delineated on an approved record of survey, parcel map or subdivision map as filed in the office of the County Recorder or in the office of the Planning Department, and abutting at least one (1) public street or right-of-way or easement determined by the City Engineer to be adequate for the purpose of access, or

    c. A parcel of real property abutting at least one (1) public street or right-of-way or easement determined by the City Engineer to be adequate for the purpose of access and held under separate ownership from abutting property prior to February 1, 1972.

70. LOT, CORNER shall mean a lot located at the intersection or interception of two (2) or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the lot shall be considered an "Interior Lot".

71. LOT COVERAGE shall mean the ratio between the ground floor area of the building or buildings and the net area of the lot, exclusive of the ultimate street right-of-way.

72. LOT DEPTH shall mean the average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

73. LOT, FLAG shall mean a lot which utilizes a narrow strip as its means of providing frontage on a street and/or providing vehicular access to the lot.

74. LOT, INTERIOR shall mean a lot other than a corner lot.

75. LOT LINE shall mean any line bounding a lot as herein defined.

76. LOT LINE, FRONT On an interior lot, the front lot line is the property line abutting the street. On a corner or reverse corner lot, the front lot line is the shorter property line abutting a street, except in those cases where the subdivision or parcel map specifies another line as the front lot line. On a through lot or a lot with three (3) or more sides abutting a street or a corner or reverse corner lot with lot lines of equal length, the Director shall determine which property line shall be the front lot line for the purposes of compliance with yard and setback provisions of the Ordinance. On a private street or easement, the front lot line shall be designated as the edge of the easement.

77. LOT LINE, INTERIOR shall mean a lot line not abutting a street.

78. LOT LINE, REAR shall mean a lot line not abutting a street, which is opposite and most distant from the front lot line. In the case of an irregular-shaped lot, a line within the lot, parallel to and at a maximum distance from the front lot line, having a length of not less than ten (10) feet. A lot which is bounded on all sides by streets may have no rear lot line.

79. LOT, REVERSE CORNER shall mean a corner lot, the side line of which is substantially a continuation of the front lot lines of the lot to its rear, whether across an alley or not.

80. LOT LINE, SIDE shall mean any lot line not a front lot line or rear lot line.

81. LOT, THROUGH shall mean a lot having frontage on two dedicated parallel or approximately parallel streets.

82. LOT WIDTH shall mean the average horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

83. MOBILE HOME shall mean a movable or transportable vehicle, other than a motor vehicle, designed as a permanent structure intended for occupancy for one family and having no foundation other than jacks, piers, wheels, or skirtings.

84. MOBILE HOME UNIT SPACE shall mean a plot of ground within a mobile home park designed for the accommodation of one mobile home unit.

85. MOTEL shall mean the same as "hotel".

86. NET ACRE shall mean all land within a given area or project including residential lots, and other open space which directly serves the residents of the net acre; but exclusive of all public or private streets and other easements.

87. NONCONFORMING BUILDING shall mean a building or portion thereof which was lawful when established but which does not conform to the provisions of this Ordinance.

88. NONCONFORMING LOT shall mean a lot, the area, frontage, or dimensions of which do not conform to the provisions of this Ordinance.

89. NONCONFORMING USE shall mean a use lawful when established but which does not conform to the provisions of this Ordinance.

90. SECOND UNIT (granny flat or unit) shall mean an attached single- family residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated.

91. SERVICE STATIONS shall mean the same as "Automobile Service Station".

92. SETBACK, FRONT YARD shall mean the area which defines the depth of the required front yard. Said setback shall be measured from the ultimate street right-of-way or the line established by the General Plan, whichever is greater, and be removed therefrom by the perpendicular distance prescribed for the front yard setback of the zone in which the property is located.

93. SETBACK, REAR YARD OR SIDE YARD shall mean the area which defines the width or depth of the required rear or side yard setbacks. Said setbacks shall be measured from the property line, removed therefrom by the perpendicular distance prescribed for the yard setback in the Zone. Where the side or rear yard abuts a street, the distance shall be measured as set forth in the "Setback Front Yard".

94. SEXUAL ENCOUNTER ESTABLISHMENT shall mean an establishment, other than a hotel, motel, or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate, or consort in connection with specified sexual activities or the exposure of specified anatomical area. This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the State of California engages in sexual therapy. For the purposes of these regulations, sexual encounter establishment shall include massage or rap parlor and other similar establishments.

95. SITE PLAN shall mean a plan, prepared to scale, showing accurately and with complete dimensioning, all of the buildings, structures and uses and the exact manner of development proposed for a specific parcel of land.

96. SMALL ANIMALS shall mean pygmy goats, miniature horses, domestic, and those other such comparably-sized animals distinguished from those described as large animals, not including poultry or rabbits.

97. SPECIFIC ANATOMICAL AREAS

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or

2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

98. SPECIFIED SEXUAL ACTIVITIES

1. The fondling or other touching of human genitals, pubic region, buttocks, anus, or female breasts; or

2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; or

3. Masturbation, actual or simulated; or

4. Excretory functions as part of or in connection with any of the activities set forth in 1 through 3 above.

99. STABLE, COMMERCIAL shall mean a stable for horses, mules or ponies which are rented, used or boarded on a commercial basis for compensation.

100. STABLE, PRIVATE shall mean an accessory building for the keeping of horses, mules or ponies owned by the occupants of the premises and not rented, used or boarded on a commercial basis for compensation.

101. STATE shall mean the State of California.

102. STORY shall mean that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.

103. STREET shall mean a public thoroughfare or right-of-way or approved private thoroughfare or right-of-way determined by the City Engineer to be adequate for the purpose of access, which affords the principal means of access for abutting property including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except as excluded in this Ordinance. The word "street" shall include all major and secondary highways, traffic collector streets, and local streets.

104. STRUCTURE shall mean a mobile home or anything constructed or erected, building of any kind, or any piece of work artificially built up or composed or parts joined together in some definite manner, which requires location on or in the ground or is attached to something having a location on or in the ground, including swimming and wading pools and covered patios, excepting paved areas, walls, tennis courts, and similar outdoor areas, and further excepting fences or walls thirty-six (36) inches or less in height.

105. STRUCTURAL ALTERATION shall mean any change in or alteration to a structure involving a bearing wall column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles, retaining walls, or similar components.

SECTION 17.01.900 DEFINITIONS (cont.)

106. USE shall mean the purpose for which land or a building is arranged, designed, or intended, or for which either land or building is or may be occupied or maintained.

107. WHOLESALING shall mean the selling of any type of goods for purpose of resale.

108. YARD shall mean any open space on the same lot with a building or dwelling group, which open space is unoccupied and unobstructed except for the projections permitted by this Ordinance.

109. YARD, FRONT shall mean a space between the front yard setback and the front lot line or future street line, and extending the full width of the lot.

110. YARD, REAR shall mean a space between the rear yard setback and the rear lot line, extending the full width of the lot.

111. YARD, SIDE shall mean a space extending from the front yard, or from the front yard lot line where no front yard is required by this Ordinance, to the rear yard, or rear lot line between a side lot line and the side yard setback line.

112. ZONING CODE OR ORDINANCE shall mean the Zoning Regulations of the City of Calexico.

SECTION 17.03 RESIDENTIAL ZONES

In addition to the objectives outlined in Section 17.01.110 (Purposes and Scope) the Residential Zones are included in the Zoning Regulations to achieve the following purposes:

A. To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the General Plan and with sound standards of public health, safety and welfare.

B. To ensure adequate light, air, privacy, and open space for each dwelling.

C. To minimize traffic congestion and to avoid the overloading of public services and utilities by preventing the construction of buildings of excessive bulk or number in relation to the land area around them.

D. To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences.

E. To facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities, and service requirements.

RR Residential Rural Zone

This zone is intended as an area for very low density residential uses with minimum lot sizes of one (1) acre and maximum densities of 1.0 unit per net acre. It is intended to permit the continuation of agricultural and farm uses while allowing the development of single family residential. Additional uses are permitted that are complimentary to, and can exist in harmony with, a rural residential neighborhood.

R-1 Residential Single Family Zone

This zone is intended as an area for single family residential development on minimum lot sizes of 6,000 square feet and maximum densities of 6.0 units per net acre. Additional uses are permitted that are complimentary to, and can exist in harmony with, a residential neighborhood.

RC Residential Condominium Zone

This zone is intended as an area for the development of Residential Condominiums with provisions for adequate light, air, open space and landscaped areas at a maximum density of 20 units per net acre. Additional uses are permitted that are complimentary to, and can exist in harmony with, a residential condominium development.

RA Residential Apartment Zone

This zone is intended as an area for the development of Residential Apartments with provisions for adequate light, air, open space and landscaped areas at a maximum density of 30 units per net acre. Additional uses are permitted that are complimentary to, and can exist in harmony with, a residential apartment development.

17.03.110 PERMITTED AND CONDITIONAL USES: R ZONES

The following uses shall be permitted; uses where the symbol "P" appears and uses subject to a Conditional Use Permit where the symbol "C" appears in the column beneath each zone designation; the symbol "X" indicate prohibition:

A. Residential Uses	RR	R-1	RC	RA
1. Single family dwellings	P	P	P	P
2. Two family dwellings	X	~~X~~C	P	P
3. Guest dwellings or accessory living quarters.	P	P	P	P
4. Second single family dwelling on the same lot as an existing single family dwelling (See Section 17.03.130 A3)	C	C	C	C
5. Mobilehomes on individual lots, and permanent foundations which are certified under the National Mobilehome Const. and Safety Standards Act of 1974 and which were constructed after Oct. 1976.	P	P	X	X
6. Group residential, including but not limited to boarding or rooming homes, dormitories, retirement homes.	X	C	C	C
7. Multiple dwellings				
a. Rental	X	X	P	P
b. Condo Conversions	X	X	C	X

B. Agricultural Uses	RR	R-1	RC	RA
1. All types of horticulture only for residential use.	P	P	P	P
2. Animal grazing and raising commercial or noncommercial, only when said property is vacant and 1 acre or greater in size.	P	C	C	C
3. 4-H or FFA animal raising and/or keeping in accordance with Section 17.11.120	P	X	X	X

17.03.110 PERMITTED AND CONDITIONAL USES: R ZONES

B. Agricultural Uses	RR	R-1	RC	RA
4. The wholesaling of products raised on the premises, only when said property is two (2) acres or greater in size.	X	X	X	X
5. Keeping of large animals in accordance with Section 17.11.400.	P	X	X	X
6. Keeping of small animals in accordance with Section 17.11.400. (land must be vacant in Zones R-1 through RA)	P	X	X	X
7. Keeping of poultry and adult rabbits for noncommercial purposes in accordance with Sec. 17.11.400.	P	X	X	X
8. Riding academies and commercial stables.	C	X	X	X
9. Kennels, commercial in accordance with Sec. 17.11.500.	C	X	X	X
10. Kennels, noncommercial in accordance with Sec. 17.11.500.	C	X	X	X
11. The keeping of wild, exotic or non-domestic animals.	C	X	X	X
12. Large Animal Hospital	C	X	X	X
13. Keeping of beehives:				
a. 1 to 3 beehives	P	X	X	X
b. 4 or more beehives	C	X	X	X

17.03.110 PERMITTED AND CONDITIONAL USES: R ZONES

B.	Agricultural Uses	RR	R-1	RC	RA
14.	The raising of earthworms providing: a) the area devoted to the raising of earthworms shall not exceed 10 % of the minimum lot size permitted in the zone; b) the area devoted to the Raising of earthworms shall be no closer than 50 feet from any adjoining residential dwelling; and c) the operation shall be fully enclosed or in an enclosed structure.	P	X	X	X

C.	Public & Semi-Public Uses (see Section 17.03.120 B6)	RR	R-1	RC	RA
1.	Day nurseries, day care	C	C	C	C
2.	Convalescent Homes (sites must be two net acres or greater in size).	X	C	C	C
3.	Churches, convents, monasteries and other religious institutions.	P	P	C	C
4.	Educational Institutions public or private schools not including art, business or trade schools and colleges.	C	C	C	C
5.	Public facilities including but not limited to city headquarters, libraries, parks, public offices, sub-stations, reservoirs, pumping plants, and similar installations.	P	P	P	P
6.	Private recreational facilities including but not limited to country clubs, tennis and swim clubs, golf courses, racquetball and handball. Limited commercial uses which are commonly associated and directly related to the primary use are permitted.	C	C	C	C

17.03.110 PERMITTED AND CONDITIONAL USES: R ZONES

D. Home Occupations	RR	R-1	RC	RA
1. Home occupations subject to the provisions of Sec. 17.11.200.	P	P	P	P

E. Accessory Uses	RR	R-1	RC	RA
1. Accessory structures and uses located on the same site as a permitted use.	P	P	P	P
2. Accessory structures and uses located on the same site as a Conditional Use.	C	C	C	C

F. Temporary Uses	RR	R-1	RC	RA
1. Temporary uses as prescribed in Section 17.11.120.	P	P	P	P

17.03.120 PROPERTY DEVELOPMENT STANDARDS: R ZONES

Prior to the construction of any building or structure on any lot within the R zones, a Development Review is required pursuant to Section 17.01.700. The following property development standards shall apply to all land and buildings other than accessory buildings, permitted in their respective residential zones. Any legal lot may be used as a building site, except no building permit shall be issued for a lot size of less than 4,000 square feet. Each building site shall have a minimum 20-foot wide vehicular access to a street.

A. General Requirements

The following requirements are minimum unless otherwise stated.

		RR	R-1	RC	RA
1.	Density-maximum units per net acre.	0.5-1.0	6.0	12-20*	20-30*
2.	Net lot area (in sq.ft.)	1 acre	6,000	6,000	6,000
3.	a. Lot width (in feet)	110	60 int. 65 cor.	60int 65cor	60 int. 65 cor.
	b. Cul de-sac or odd-shaped lot width (in feet)	30	30	-----	------
	c. Flag lots	20	20	-----	------
4.	Lot depth (in feet)	150	90	100int	100 int.
5.	Front yard setback	40	25	25	25
6.	Side yard setback each side (in ft.)	20	5	15	10
7.	Side yard setback street side (in ft.)	20	15	10	15
8.	Rear yard setback	50	20	20	10
9.	Lot coverage,maximum	35%	40%	50%	50%
10.	Building and structure height (in feet)	35 feet or 2 stories, whichever is less			

* In the RC and RA Zones, approval of projects at the maximum density shall only be given on the basis that the project exceeds the standards of the zone and the General Plan. Any density beyond the minimum permitted by the zone will require Planning Commission and City Council approval.

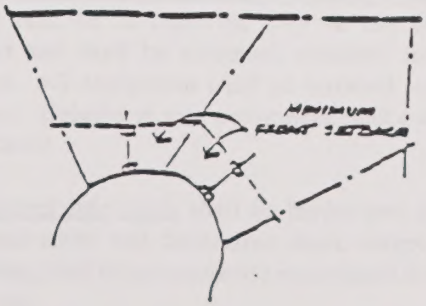
		RR	R-1	RC	RA
11.	Parking spaces per unit in a garage except as noted in Section 17.03.120 B.9: in the RC & RA Zone carports may be approved by the City Council to meet covered requirement.)	2	2	1.0 spaces (1 garage)/ studios or bedroom unit	1.0 spaces (1 covered) 1 studios or 1 bedroom unit
				1.5 spaces (2 garages)/ 2 bedroom unit	1.5 spaces (1 covered)/ 2 bedroom unit
				2.0 spaces (2 garages) 3 bedroom> unit	2.0 spaces (1 covered)/ 3 bedroom> unit
12.	Distances between buildings, not exceeding 15 feet in height.	-	-	10	10
13.	Distance between buildings, where one or more exceed 15 feet in height.	-	-	10	10

B. Special Requirements

In all Residential Zones the following special requirements are applicable:

1. Street setbacks shall be measured from the ultimate street right-of-way or the maximum required street width if said street or proposed street is to be private.

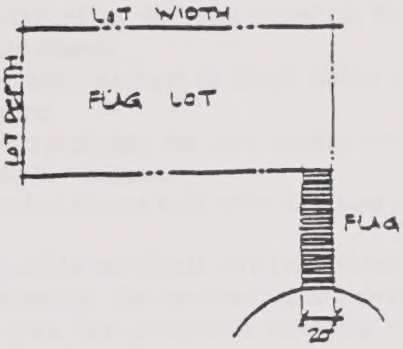
2. Each lot or parcel on a cul-de-sac, curved street or dead-end street shall meet the minimum lot width requirement at the required front setback of the zone except for RC and RA zones. (See example below).



17.03.120 PROPERTY DEVELOPMENT STANDARDS: R ZONES

B. Special Requirements (continued)

3. Flag lots shall meet the minimum lot width requirement at the termination of the flag except for the RC and RA zones. (See example below).



4. The flag portion of a flag lot shall not be counted toward the minimum lot area requirement.

5. Lot coverage shall include all buildings, structures and accessory buildings and structures. Patio covers, open on three sides, pools, spas and freestanding open air gazebos and patios shall not count toward the lot coverage requirement.

6. For public and semi-public buildings and uses a minimum of fifty (50) feet landscaped setback shall be maintained from any single family zone.

7. In RC and RA Zones, any building exceeding fifteen (15) feet in height shall maintain a minimum setback of fifty (50) feet from an single family zone; and buildings less than fifteen (15) feet in height shall maintain a minimum setback of twenty-five (25) feet from any single family zone.

8. Conversions of existing garages into habitable space is permitted only when replaced with the equivalent covered parking that was provided at the time the dwelling was constructed.

9. A 2 car carport shall be permitted to be constructed within the front yard setback for those homes which have no existing covered parking. Planning Commission and/or Council approval is not required.

17.03.130 PERFORMANCE STANDARDS: R ZONES

A. In all R Zones, the following performance standards shall be met:

1. Air conditioners, antennas, heating, cooling ventilating equipment and all other mechanical, lighting or electrical devices shall be so operated they do not disturb the peace, quiet and comfort of neighboring residents and shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable Ordinances. Heights of said equipment shall not exceed the required height of the zone in which they are located.

2. Required front and street side yards shall be landscaped and shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences. All required landscaping shall be permanently maintained in healthy and thriving condition, free from weeds, trash and debris.

3. For second single family units located on the same lot as an existing single family dwelling the following standards must be met:

   a. A deed restriction shall be recorded which states the lot shall not be further divisible and shall list all requirements contain herein.
   b. The second unit shall be attached to the main residence by a sound structural means approved by the Building Department.
   c. The second unit shall not exceed one story in height unless it is contained within or an addition to a two-story structure.
   d. The second unit shall not encroach into the yard setback area and no variance shall be granted for encroachment into the setback.
   e. Second units shall be restricted to homes built prior to January 1, 1991.

4. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment. Power lines and overhead cables shall be installed underground.

5. The noise level emanating from any residential use or operation shall not exceed 60 dBA CNEL for the RR and R-1 zones and 65 dBA CNEL for the RC and RA zones, as the acceptable outdoor noise exposure level when measured at the property line. The interior noise levels shall not exceed 45 dBA CNEL for all residential uses.

6. For schools, libraries, churches, hospitals, nursing homes, parks and recreation areas, the outdoor acceptable exposure level shall not exceed 70 dBA CNEL when measured at the property line.

7. Energy Conservation buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access. All new construction and remodeling shall be preplumbed for solar hot water heating. Buildings shall be designed to minimize energy consumption requirements, and may include, but not necessarily be limited to, the following conservation measures:

   a. Cogeneration;
   b. South facing windows;
   c. Eave coverage for windows;
   d. Double glazed windows;
   e. Earth berming against exterior walls;
   f. Green houses; and
   g. Deciduous shade trees.

B. In the RC and RA Zones, including the conversion of apartments to condominiums where permitted by Section 17.03.110A 7, the following performance standards shall be met:

1. Masonry walls six (6) feet in height, from the highest finished grade, shall be required on the rear and side property lines. No walls are required on street side yards unless needed for noise attenuation and/or privacy.

2. Where a lot fronts on more than one street it shall be considered to have multiple frontages and be required to meet the front yard setback requirement on all street frontages.

3. When a RC and/or RA lot is adjacent to any single family zone, a minimum of fifteen (15) feet of landscaping shall be maintained on the RC and/or RA lot between such uses.

17.03.130 PERFORMANCE STANDARDS: R ZONES (continued)

4. A minimum of two hundred (200) square feet of private open area per ground floor unit shall be provided and a minimum of one hundred fifty (150) square feet of private open space for units contained wholly on the second story shall be provided.

5. A minimum of two hundred fifty (250) cubic feet of lockable, enclosed storage per unit shall be provided in the garage or carport area; substitutions may be approved by the Planning Director.

6. The following recreation facilities shall be provided at a minimum unless waived by the Planning Commission:

   a. Landscaped park like quiet area;
   b. Childrens play area;
   c. Family picnic area; and
   d. Swimming pool with cabana or patio cover.

7. A minimum of two (2) clothes washers and one (1) clothes dryer per eight (8) dwelling units located conveniently throughout the development.

8. Individual trash areas, screened from view of a roadway, shall be provided for each dwelling unit in the RC Zone; conveniently located trash enclosures, per City standards, shall be provided for dwelling units in the RA Zone.

9. A minimum of thirty five (35) trees per gross acre shall be required as part of the landscaping requirements; twenty (20) percent shall be twenty-four (24) inch box size or larger, seventy (70) percent shall be fifteen (15) gallon size and ten (10) percent shall be five (5) gallon size. Drought tolerant species with low maintenance requirements shall be utilized, where possible.

10. Recreation vehicle parking areas shall be provided, fully screened from view or the development shall prohibit all parking of recreation vehicles.

17.03.140 ACCESSORY STRUCTURES: R ZONES

A. Accessory Buildings and Structures. Accessory buildings and structures, attached or detached, used either wholly or in part for living purposes, shall meet all of the requirements for location of the main structure, except as herein provided.

   1. Accessory buildings or structures that are attached to the main building shall be allowed to encroach into the required rear yard setback up to one-half (1/2) of the distance.

   2. A detached accessory structure shall meet the setback requirements of the main building for the front and street side yard areas.

   3. A detached accessory structure may be located within an interior side yard or rear yard; provided, that such structure is located no closer than five (5) feet to an interior side or rear lot line and is at least ten (10) feet from the main structure.

17.03.140 ACCESSORY STRUCTURES: R ZONES (cont.)

B. Canopies, patios and breezeways, canopies, patios and breezeways attached to the main building or connecting the main building with a detached accessory building, may extend into a required rear or interior side yard provided that portions of such structures extending into the yard:

1. Shall not exceed fifteen (15) feet in height or project closer than five (5) feet to an interior side yard or rear lot line.

2. Shall be entirely open on at least three sides for patios and canopies except for necessary supporting columns. A roof connecting main building and an accessory building shall be open on two sides.

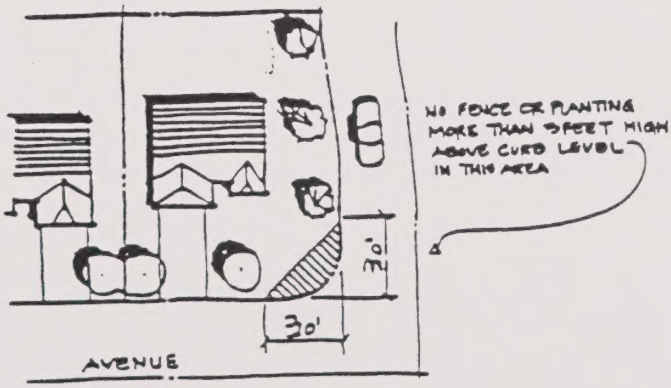
C. Other Structures, porches, steps, architectural features, such as eaves, awnings, chimneys, balconies, stairways, wing walls or bay windows may project not more than four (4) feet into any required front or rear yard area, nor into any required side yard area more than one-half of said required side yard.

17.03.150 WALLS AND FENCES: R ZONES

A. In any required front yard or side yard adjacent to a street, a wall or fence shall not exceed six (6) feet in height, except as herein provided.

B. A wall or fence not more than six (6) feet in height may be maintained along the interior side or rear lot lines; provided, that such wall or fence does not extend into a required front yard or side yard adjacent to a street except as herein provided.

C. A wall or fence adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed thirty-six (36) inches in height within fifteen (15) feet of the intersection of said driveway and the street right-of-way. Corner cut-offs may be required in special circumstances for safety and visibility (see examples below).



D. A wall or fence shall not be constructed in such a manner so as to block or restrict vehicular access to a dedicated or implied dedicated alley, access, or way.

17.03.150 WALLS AND FENCES: R ZONES (cont.)

E. A wall or fence may be constructed a minimum distance of five (5) feet from the ultimate right-of-way at a maximum height of five (5) feet when there is no parkway planting area adjacent to the sidewalk. Where there is a parkway planting area adjacent to the curbing no setback is required to construct a fence five (5) feet in height.

F. Fiberglass sheeting, bamboo sheeting or other similar temporary material shall not be permitted as a fencing material on street yard frontages.

17.03.160 SIGNS: R ZONES

No sign or outdoor advertising structure shall be permitted in any R Zone except as provided in Section 17.15.

SECTION 17.05 COMMERCIAL ZONES

17.05.110 PURPOSES

In addition to the objectives outlined in Section 17.01.110 (Purposes and Scope), the Commercial Zones are included in the Zoning Ordinance to achieve the following purposes:

A. To provide appropriately located areas for office uses, retail stores, service establishments, and wholesale businesses, offering commodities and services required by residents of the City and its surrounding market area.

B. To encourage office and commercial uses to concentrate for the convenience of the public and for a more mutually beneficial relationship to each other.

C. To provide adequate space to meet the needs of modern commercial development, including off-street parking and loading areas.

D. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them.

E. To protect commercial properties from noise, odor, smoke, unsightliness, and other objectionable influences incidental to industrial uses.

F. To promote high standards of site planning, architecture and landscape design for office and commercial developments within the City of Calexico.

CO Commercial Office Zone

This zone is intended as an area primarily for the development of professional, administrative offices, in addition to restaurants, theaters, health clubs and ancillary retail uses with setback, landscaping and architectural requirements designed to make such uses relatively compatible with residential uses.

CN Commercial Neighborhood Zone

This zone is intended for neighborhood shopping centers which provide limited retail business service and office facilities for the convenience of residents of the neighborhood. These shopping centers are intended to be compatible with residential environment as at locations indicated on the General Plan.

CH Commercial Highway Zone

This zone is intended as an area for the location of highway oriented retail service and wholesale commercial activities.

CS Commercial Specialty Zone

This zone is intended to provide for those commercial uses centralized in the old downtown area along the international border.

17.05.120 PERMITTED AND CONDITIONAL USES: C ZONES

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears in the column beneath each zone designation; where the symbol "X" appears the use is prohibited.

A. Administrative and Professional Services	CO	CN	CH	CS
including, but not limited to administrative offices; financial institutions, accounting and auditing services; clerical and legal services; counseling services; public utility company offices; medical, dental and related health services.	P	P	P	P

B. General Commercial Uses	CO	CN	CH	CS
1. Adult Businesses (see Section 17.1.800)	X	X	C	X
2. Antique shops	X	C	P	P
3. Apparel stores	X	P	P	P
4. Art, music and photographic studios and supply stores	X	P	P	P
5. Appliance stores and repair	X	C	P	P
6. Arcades and electronic games (see Section 17.1.600)	X	C	C	C
7. Athletic and Health Club	C	P	P	P
8. Automobile and or truck services, including, but not limited to, sales, rental agencies, body repair, painting, and car washes.	C	X	C	C
9. Bakeries - retail only	X	P	P	P
10. Barber and beauty shops	X	P	P	P
11. Bicycle shops, non-motorized	X	P	P	P

B. General Commercial Uses	CO	CN	CH	CS
12. Blueprint and photocopy services when operated in conjunction with a professional office of engineering, planning, surveying, architecture, drafting.	P	X	P	P
13. Boat and camper sales and services	C	X	C	X
14. Book, gift, and stationery stores	X	P	P	P
15 Candy stores and confectioneries	X	P	P	P
16. Carpet and flooring stores	X	P	P	P
17. Catering establishments	P	X	P	P
18. Cleaners including dry cleaning with or without cleaning machinery on-site	X	C	P	P
19. Commercial Recreation Facilities not otherwise listed	X	C	C	C
20. Eating and drinking establishments				
a. Bars (no entertainment)	C	C	C	C
b. Night Clubs, cabarets, restaurants, coffee shops, delicatessens:				
1. with alcoholic beverages and/or entertainment	C	C	C	C
2. without alcoholic beverage but including entertainment	C	C	C	C
1. without alcoholic beverage	P	P	P	P
c. Snack bars, take-out only, refreshment stands contained within a building	P	P	P	P
d. Fast food restaurants with drive-in or drive through	C	C	C	C
e. Fast food restaurants with drive-in or drive through in conjunction with a shopping center development	C	C	C	C
21. Equipment rental yards including, but not limited to, trucks, trailers, hitches service thereof	C	X	C	X
22. Feed and tack stores (outdoor storage shall be consistent with Section 17.05.140)	C	C	P	C

B. General Commercial Uses	CO	CN	CH	CS
23. Florist shops	P	P	P	P
24. Furniture stores, with or without repair and upholstery	X	C	P	P
25. Hardware stores	X	P	P	C
26. Hobby shops	X	P	P	P
27. Hotels and motels with meeting rooms	P	X	P	P
28. Janitorial services and supplies	C	X	P	P
29. Jewelry stores	X	P	P	P
30. Junior department, department stores, discount department stores and membership stores.	X	P	P	P
31. Food stores and supermarkets, drug stores with and/or without pharmacies, variety stores, sporting goods store, shoe store (sales and/or repair), toy stores	X	P	P	P
32. Kiosks, including, but not limited to photo sales located in parking lots	C	C	C	C
33. Charity drop off, recycling drop off located in the parking lot or other suitable area with property owners permission.	C	C	C	C
34. Liquor stores	X	C	C	C
35. Mortuaries	C	X	P	X
36. Motorcycle sales and services including motorized bicycles	C	X	C	X
37. Newspaper and magazine stores, including printing and publishing	C	P	P	P
38. Nurseries and garden supply stores; provided, all equipment and supplies shall be kept within an enclosed area	X	P	P	P
39. Parking facilities (commercial) where fees are charged	C	X	P	C

B. General Commercial Uses	CO	CN	CH	CS
40. Pharmacies	P	P	P	P
41. Printing shops	C	X	P	P
42. Gasoline dispensing and/or automotive service stations	C	C	C	C
43. Second hand stores (thrift shops)	C	P	P	P
44. Sign painting shop within a completely enclosed building	X	X	P	X
45. Shopping centers	X	P	P	P
46. Stamp and coin shops	X	P	P	P
47. Swimming pool supplies (outdoor storage shall comply with Section 17.05.140J)	C	P	P	P
48. Television, radio sales and repair	C	P	P	P
49. Theatres (motion picture and playhouse)	C	C	C	C
50. Tire sales and service	X	X	C	X
51. Travel agencies	P	P	P	P
52. Animal hospitals or veterinary offices				
a. Small animal	C	C	C	X
b. Large animal	X	X	C	X
53. Vehicle storage yard	X	X	C	X

C. Public and Semi-Public Uses	CO	CN	CH	CS
1. Day nurseries, day care schools	C	C	C	C
2. Convalescent homes and hospitals	C	X	C	X
3. Clubs and lodges including YMCA, YWCA, and similar youth group uses	C	C	C	C
4. Educational institutions, public or private, including vocational schools	C	C	C	C
5. Post Office branch	P	P	P	P

C. Public and Semi-Public Uses	CO	CN	CH	CS
6. Churches, convents, monasteries, and other religious institutions	C	C	C	C
7. Group care facilities and residential retirement hotels.	C	X	C	C
8. Public facilities including but not limited to City headquarters, libraries, public offices, sub-stations, reservoirs, pumping plants, and similar installations.	P	P	P	P

D. Accessory Uses	CO	CN	CH	CS
1. Accessory structures and uses located on the same site as a permitted use.	P	P	P	P
2. Accessory structures and uses located on the same site as a Conditional Use.	C	C	C	C

E. Temporary Uses	CO	CN	CH	CS
1. Temporary uses as prescribed in Section 17.11.110	P	P	P	P

17.05.130 PROPERTY DEVELOPMENT STANDARDS: C ZONES

Prior to the construction of any building or structure on any lot within the C Zones, a Development Review is required, pursuant to Section 17.01.700. The following property development standards shall apply to all land and buildings permitted in their respective commercial zones. Any legal lot may be used as a building site, except no building permit shall be issued for any lot having lot size of less than 3,000 square feet. Each building site shall have a minimum 20-foot wide vehicular access to a public street.

A. General Requirements

The following requirements are minimums unless otherwise stated.

	CO	CN	CH	CS
1. Lot area, sq. ft. or acres	10,000	5 acres	10,000	N/A
2. Lot width, in feet	100	300	60	50
3. Lot depth, in feet	100	300	100	100
4. Front yard setback, in feet	20	20	12	12
5. Side yard setback each side, in feet	0/10	0/10	0/10	0/0
6. Side yard, setback street side, in feet	20	20	12	12
7. Rear yard, in feet	0	0	0	0
8. Lot coverage, maximum	40%	35%	30%	30%
9. Building height	35 feet maximum or two stories whichever is less			
10. Off-street parking and loading	(See Section 17.13)			

B. Special Requirements

1. In any "C" Zone, a minimum setback of twenty (20) feet shall be required wherever a lot in the C zone abuts a lot in any residential zone. Fifteen (15) feet of said setback may be used for required open off-street parking areas.

2. In any "C" zone, the average setback shall be no less than the minimum of the zone. The minimum setback shall be no less than ten (10) feet.

3. In the CS zone, new construction and reconstruction or rehabilitation of existing buildings and/or sites shall be in accordance with the following design criteria:

17.05.130 PROPERTY DEVELOPMENT STANDARDS: C ZONES (cont.)

a. Development Plan. A development plan shall be prepared for the entire site under consideration regardless of whether development is contemplated in the near future. The purpose of the development plan is to show conceptually, where buildings might be located and where and how parking, on-site and off-site circulation will function.

b. Site Development Standards. The site development standards shall be consistent with the requirements of the CS zone as indicated in Section 17.05.130A and herein. The standards shall be reminiscent and reflective of the early farming and southwest character of Calexico. The materials utilized on building facades should be of wood, brick, stone, slump stone or plaster slurry slump stone or other similar material. The site plan should try and use imaginative, creative and stimulating architectural design with special consideration given to the provision of the following items:

1. low intensity lighting;
2. pedestrian comfort stations;
3. generous landscaping;
4. decorative paved walkways;
5. basic design theme;
6. separation of pedestrian and vehicular rights-of-way; and
7. architecturally integrated ground mounted equipment such as trash receptacles and transformers.

17.05.140 PERFORMANCE STANDARDS: C ZONES

A. In all "C" zones, required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of drought tolerant low maintenance plant materials. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash, and debris.

B. Where a commercial or office use abuts property in any residential zone, a masonry wall six (6) feet in height from the highest finished grade at the property line shall be erected and maintained between such uses and the residential zone. In addition, a five (5) foot landscaped screen or buffer shall be installed and maintained.

C. Wherever off-street parking areas are situated across the street from property in a residential zone, a masonry wall or berm three feet in height shall be erected between the required landscape area and the parking area to adequately screen said parking areas from the residential properties.

D. The noise level emanating from any commercial use or operation shall not exceed five decibels (as defined in the Occupational Safety and Health Act of 1970) above the ambient level of the area measured at the property line.

E. All ground mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence or shall be enclosed within a building. Structural and design plans for any required screening under the provisions of this section shall be approved by the Planning Director and Building Official.

F. All roof appurtenances including, but not limited to air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas and adjacent public streets.

G. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.

17.05.140 PERFORMANCE STANDARDS: C ZONES (cont.)

H. Lighting. All light sources shall be shielded in such manner that no light is visible from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. Freestanding lamp posts shall be no taller than eighteen (18) feet. The intensity of light at the boundary of any C zone shall not exceed seventy-five (75) foot lamberts from a source of reflected light. All exterior lighting shall be low pressure sodium.

I. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and.or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and overhead cables shall be installed underground.

J. Outdoor Storage and/or Sales Areas shall be entirely enclosed by solid masonry walls or opaque fencing, not less than six (6) feet in height to adequately screen the view of outdoor storage areas from view.

K. Energy Conservation. Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access. All new construction and remodeling shall be preplumbed for solar hot water heating. Buildings shall be designed to minimize energy consumption requirements, and may include but not necessarily be limited to, the following conservation measures:

1. Cogeneration;
2. South facing windows;
3. Eave coverage for windows;
4. Double glazed windows;
5. Earth berming against exterior walls;
6. Green houses; and
7. Deciduous shade trees.

L. In all C Zones the conversion of the project to condominium ownership shall meet all requirements of the zone to the maximum extent possible within the constraints of the existing development. In no case shall the requirements of the Fire Code, Sign Ordinance, and screening standards be waived. Specific City Council waiver shall be required where the zone requirements except as noted herein, cannot be met.

17.05.150 ACCESSORY STRUCTURES: C ZONES

A. In any C zone, accessory structures shall not be located in front of or on the side of the main building(s).

B. In any C zone, accessory structures shall meet all of the setback requirements for main buildings.

C. In any C zone, porches, steps, architectural features such as canopies or eaves, and chimneys, balconies, or stairways may project not more than four (4) feet into any required yard area.

17.05.160 WALLS AND FENCES

A. In any required front or street side yard area, a wall or fence shall not exceed thirty-six (36) inches in height.

B. In any required rear or interior side yard area, a wall or fence shall not exceed six (6) feet in height.

17.05.170 SIGNS: C ZONES

No sign or outdoor advertising structure shall be permitted in any C zone except as provided in Section 17.15.

SECTION 17.07 INDUSTRIAL ZONES

17.07.110 PURPOSES

In addition to the objectives outlined in Section 17.01.110 (Purposes and Scope), the Industrial Zones are included to provide for a quality working environment and to achieve a harmonious mixture of uses which might otherwise be considered incompatible when located in close proximity. Activities are intended to promote employment opportunities in manufacturing, service, research and development, engineering and wholesale trade. In addition, the Industrial Zones are included to advance the following objectives:

A. To reserve appropriately located areas for industrial use and protect these areas from intrusion by dwellings and other inharmonious uses.

B. To protect residential and commercial uses from noise, odor, dust, smoke, light intrusion, truck traffic, and other objectionable influences and to prevent fire, explosion, radiation, and other hazards incidental to certain industrial activities.

C. To provide sufficient open space around industrial structures to protect them from hazard and to minimize the impact of industrial operations on nearby residential or commercial zones.

D. To minimize traffic congestion and to avoid the overloading of utilities by restricting construction of buildings of excessive size in relation to the amount of land around them.

I General Industrial Zone

This zone is intended as an area for modern industrial, research, and administrative facilities that can meet high performance and development standards. Retail commercial uses in conjunction with a permitted or conditional use are permitted to occupy up to 25 percent of the gross floor area

IR Industrial Rail Served Zone

This zone is intended as an area for uses which can avail themselves of the railroad line in the area. The Zone also permits many General Industrial uses.

17.07.120 PERMITTED AND CONDITIONAL USES: I ZONES

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears in the column beneath each zone designation. Where the symbol "X" appears the use shall be prohibited.

A. Manufacturing		I	IR
1.	Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as canvas cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobaccos, wood, and yarns; novelty items, (not including fireworks or other explosive type items), electrical and related parts; electrical appliances, motors, and devices; radio, televisions, phonograph, and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries, and soap (not including refining or rendering of fats or oils).	P	P
2.	Furniture upholstering	P	P
3.	Rubber and metal stamp manufacturing	P	P
4.	Laboratories; chemical, dental, electrical, optical, mechanical, and medical	P	P
5.	Bottling plants	P	P
6.	Cement products manufacturing	C	C
7.	Packing houses	P	P
8.	Citrus products manufacturing, including frozen foods	P	P

B. Storage and Wholesale Trades		I	IR
1.	Mini storage, public storage, and storage warehouses. (No retail or wholesale selling is permitted, no outdoor storage and no habitation of any kind.)	P	P
2.	Moving and storage firms.	P	P
3.	Building materials and lumber storage yards and/or contractors yards.	P	P

B. Storage and Wholesale Trades	I	IR
4. Building equipment storage, sales, rentals	P	P
5. Automobile fleet storage	P	P
6. Livestock sales and feed yards	X	C
7. Trailer, truck or bus terminal	P	P

C. Services	I	IR
1. Animal hospital or veterinary clinic and/or office		
a. Large animal.	P	P
b. Small animal.	P	P
2. Automobile, truck, mobile home, and/or tractor services including but not limited to sales, rental agencies, body repair, painting, and car washes.	P	P
3. Blueprinting and photocopying.	P	P
4. Business, professional, and research offices.	P	P
5. Cleaning and dying plant.	X	C
6. Distributors, showrooms, and administrative offices	P	P
7. Eating and drinking establishments		
a. Bars	C	C
b. Nightclubs, cabarets, restaurant, coffee shops, delicatessens:		
1. With alcoholic beverages and/or entertainment	C	C
2. Without alcoholic beverages, but including entertainment.	P	P
1. Without alcoholic beverages	P	P
c. Snack bars, take-out only, refreshment stands contained within a building	P	P
d. Fast food restaurants with drive-in or drive-through	P	P
8. Kennels	P	P
9. Newspaper publishing, printing, and distribution, general printing, and lithography	P	P
10. Gasoline dispensing and/or automotive service station	P	P

17.07.120 PERMITTED AND CONDITIONAL USES: I ZONES (cont.)

C. Services		I	IR
11.	Retail commercial when the parking requirements for commercial uses have been provided in accordance with Section 17.13.	P	P
12.	Tire retreading and recapping.	P	P
13.	Motels, hotels and convention centers	C	C
14.	Swap meets (in accordance with Chapter 5.76)	P	P

D. Public and Semi-Public Uses		I	IR
1.	Day nurseries, day care schools and nursery schools	P	P
2.	Post offices and post terminals	P	P
3.	Public facilities, including but not limited to City headquarters, Imperial Irrigation District, public utility, state, county, and federal facilities, libraries, public offices, pumping stations, wastewater treatment plants, equipment buildings, and similar installations.	P	P
4.	Public utility service yards	P	P
5.	Educational institutions public or private including vocational schools.	P	P
6.	Religious institutions	P	P

E. Agricultural Uses		I	IR
1.	Farms or ranches for orchards, tree crops, field crops, truck or flower gardening, and growing of nursery plants, including the sale of products raised on the premises.	P	P
2.	Animal grazing and raising, commercial or non-commercial, only when said property is vacant and one (1) acre or greater in size.	P	P

F. Accessory Uses		I	IR
1.	Accessory structures and uses located on the same site as a permitted or conditional use.	P	P

F. Accessory Uses (cont.)	I	IR
2. Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms.	P	P
3. Watchman's or caretaker's living quarters only when incidental to and on the same site as a permitted or conditional use.	P	P

G. Temporary Uses	I	IR
1. Temporary uses as prescribed in Section 17.11.120	P	P

17.07.130 PROPERTY DEVELOPMENT STANDARDS: I ZONES

Prior to the construction of any building or structure on any lot within the I Zones, a Development Review is required pursuant to Section 1.01.500. The following property development standards shall apply to all land and buildings other than accessory buildings authorized in this zone. Any legal lot may be used as a building site, except no building permit shall be issued for any lot having a lot size less than 4,000 square feet. Each building site shall have a minimum 20 foot wide vehicular access to a street.

A. General Requirements		I	IR
	The following requirements are minimums unless otherwise stated.		
1.	Lot area, net square feet	10,000	43,560 (1 Ac.)
2.	Lot width (in feet)	100	100
3.	Lot depth (in feet)	100	100
4.	Front yard setback (in feet)	15	15
5.	Side yard setback, each side (in feet)	0	0
6.	Street side yard setback (in feet)	10	10
7.	Rear yard setback (in feet)	0	0
8.	Lot coverage, maximum	60%	60%
9.	Building height, maximum	35 feet or 2 stories, whichever is less	
10.	Distance between detached structures on the same lot, measured in linear feet between eaves	10	10
11.	Off-street parking and loading	(see Section 17.13)	

17.07.130 PROPERTY DEVELOPMENT STANDARDS: I ZONES (cont.)

B. Special Requirements

1. In any I zone a minimum setback of fifteen (15) feet shall be required wherever a lot in the I zone abuts a lot in any residential zone. Said setback may be used for required open off-street parking areas. The setback may be increased by the approving authority in situations where additional distance would help to mitigate or alleviate potential problems or hazards.

2. In any I zone, the average setback shall be no less than the minimum of the zone. The minimum setback shall be no less than ten (10) feet.

3. Along all street frontages situated across from any residentially zoned property, a minimum three foot high landscaped earthen berm shall be constructed. Along all other lot lines adjacent to residential zones, a maximum six (6) foot high masonry wall shall be constructed. Fences should blend in with the site's architecture. In addition, along lot lines adjacent to residentially zoned property, five (5) gallon trees twenty (20) feet on-center and shrubbery shall be installed and maintained along the inside of the wall to provide a dense landscape screen.

4. Streetscapes shall be enhanced to provide an ease in the transition from the street to the building. Patios, parking and circulation spaces can be included in setback areas to help buffer adjoining parcels from one another.

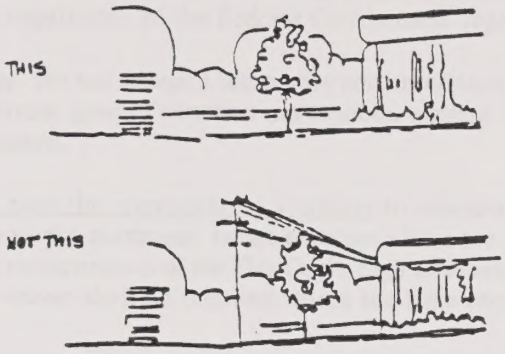
5. Reciprocal ingress and egress, circulation and parking arrangements shall be promoted where possible and feasible to facilitate ease of vehicular movement between adjoining properties and to limit superfluous driveways.

17.07.140 PERFORMANCE STANDARDS: I ZONES

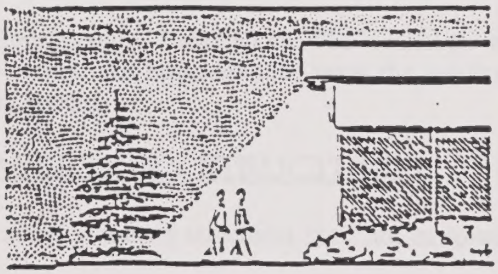
A. In all I zones the required setbacks shall be landscaped. Landscaping shall consist predominantly of drought tolerant, low maintenance plant materials and shall be irrigated by automatic sprinklers. All landscaping shall be permanently maintained in a clean and healthy and thriving condition, free of weeds, trash and debris.

B. All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a parapet, wall or fence, or shall be enclosed within a building. Exposed gutters, downspouts, vents, louvers, and other similar elements shall be painted to match the surface to which they are attached unless they are used as part of the design theme.

C. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and overhead cable shall be installed underground. In the case of power lines and overhead cable owned by the Imperial Irrigation District, the Planning Commission shall have the authority to waive undergrounding requirements when the costs for undergrounding are found to be excessive.



D. Lighting. All light sources shall be shielded in such a manner that no light is visible from streets or adjoining properties. Illuminators shall be integrated within the architecture of the building. Freestanding lamp posts shall be no taller than 18 feet. The intensity of light at the boundary of any I zone shall not exceed seventy-five (75) foot lamberts from a source of reflected light. All exterior shall be low pressure sodium.



E. Electrical Disturbance, Heat and Cold, Glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site.

F. Fire and Explosion Hazard. All storage of and activities involving inflammable and explosive materials shall be provided with adequate safety and fire fighting devices to the specifications of the Uniform Fire Code and the Fire Chief. All incineration is prohibited. Adequate emergency sprinklers and smoke detectors shall be installed in all new construction and upon expansion or change of an existing use.

G. Noise. No use except a temporary construction operation shall be permitted which creates noise level which exceeds five decibels (as defined in the Occupational Safety and Health Act of 1970) above the ambient level of the area measured at the property line.

H. Odor. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.

17.07.140 PERFORMANCE STANDARDS: I ZONES (cont.)

I. Radioactivity. In all I zones, the use of radioactive materials shall be limited to measuring, gauging, calibration devices, and medical x-ray diagnostic equipment except for trucking companies which comply with the regulations of the Federal Government regarding such materials.

J. Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments at the boundary of the lot on which the use is located.

K. In any I zone the conversion of a project to condominium ownership shall meet all the requirements of the zone to the maximum extent possible within the constraints of the existing development. In no case shall the requirements of the Fire Code, Sign Ordinance, and Screening standards be waived. Specific City Council waiver shall be required where the zone requirements except as noted herein, cannot be met.

L. Air Pollution. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emissions point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published in the United States Bureau of Mines Information Circular 7718.

M. Testing. Whenever there is a question of conformance with the performance standards of this Section, the Planning Director shall require the property owner or operator to engage the services of a certified testing firm. Copies of all such tests shall be furnished to the Planning Director.

N. Energy Conservation. Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access. All buildings shall meet the requirements of Title 24 and submit calculations to receive a building permit.

17.07.150 ACCESSORY STRUCTURES

A. In any I zone, accessory structures shall not be located in the front setback area.

B. In any I zone, accessory structures shall meet all of the setback requirements for main buildings.

C. In any I zone, porches, steps, architectural features such as canopies or eaves, and chimneys, balconies or stairways may project not more than four (4) feet into any required yard area.

17.07.160 WALLS AND FENCES

A. In any required front or street side yard area, a visually open (e.g., chainlink, chainlink with solid pylon, etc.) wall or fence shall not exceed eight (8) feet in height.

B. In any required rear or interior side yard area, a wall or fence shall not exceed eight (8) feet in height.

17.07.170 SIGNS

No sign or outdoor advertising structure shall be permitted in any I zones except as provided in Section 17.15.

17.07.140 PERFORMANCE STANDARDS: I ZONES (cont.)

I. Radioactivity. In all I zones, the use of radioactive materials shall be limited to measuring, gauging, calibration devices, and medical x-ray diagnostic equipment.

J. Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments at the boundary of the lot on which the use is located.

K. In any I zone the conversion of a project to condominium ownership shall meet all the requirements of the zone to the maximum extent possible within the constraints of the existing development. In no case shall the requirements of the Fire Code, Sign Ordinance, and Screening standards be waived. Specific City Council waiver shall be required where the zone requirements except as noted herein, cannot be met.

L. Air Pollution. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emissions point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published in the United States Bureau of Mines Information Circular 7718.

M. Outdoor Storage Areas shall be entirely enclosed by solid masonry walls not less than six (6) feet in height to adequately screen view from the external boundaries of the property.

N. Testing. Whenever there is a question of conformance with the performance standards of this Section, the Planning Director shall require the property owner or operator to engage the services of a certified testing firm. Copies of all such tests shall be furnished to the Planning Director.

O. Energy Conservation. Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access. All new construction and remodeling shall be preplumbed for solar hot water heating. Buildings shall be designed to minimize energy consumption requirements, and may include, but not necessarily be limited to, the following conservation measures:

1. Cogeneration;
2. South facing windows;
3. Eave coverage for windows;
4. Double glazed windows;
5. Earth berming against exterior walls;
6. Green houses; and
7. Deciduous shade trees.

17.07.150 ACCESSORY STRUCTURES

A. In any I zone, accessory structures shall not be located in front of the main building.

B. In any I zone, accessory structures shall meet all of the setback requirements for main buildings.

C. In any I zone, porches, steps, architectural features such as canopies or eaves, and chimneys, balconies or stairways may project not more than four (4) feet into any required yard area.

D. In any I zone, accessory structures shall be no taller than fifteen (15) feet in height.

17.07.160 WALLS AND FENCES

A. In any required front or side yard area, a wall or fence shall not exceed thirty-six (36) inches in height.

B. In any required rear or interior side yard area, a wall or fence shall not exceed six (6) feet in height.

17.07.170 SIGNS

No sign or outdoor advertising structure shall be permitted in any I zones except as provided in Section 17.15.

SECTION 17.09.100 MHP - MOBILE HOME PARK ZONE

17.09.110 PURPOSES

The Mobile Home Park Zone, is intended for the exclusive development of mobile home parks. All mobile home parks shall be developed in accordance with the provisions of this Section.

17.09.120 PERMITTED AND CONDITIONAL USES: MHP ZONE

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears in the column beneath each zone designation. Where the symbol "X" appears the use shall be prohibited.

A. Residential Uses	MHP
1. Single family dwelling used for caretakers when located on the same site.	P
2. Mobile home condominiums with the filing of a tentative map.	C
3. Conversions of existing mobile home parks may be permitted if no low and moderate income people, seniors (age 62 and older) are displaced from the park and the mobile home park is developed consistent with current standards as noted herein.	C
4. Recreation Vehicle Park	C
5. Guest dwellings or accessory living quarters.	X
6. Group residential	C
7. Multiple dwellings	X

B. Agricultural Uses	MHP
1. All types of horticulture	P

C. Home Occupations	MHP
1. Home occupations subject to the provisions of Section 17.11.200.	P

17.09.120 PERMITTED AND CONDITIONAL USES: MHP ZONE (cont.)

D. Accessory Uses	MHP
1. Accessory structures and uses located on the same site as a permitted use.	P

E. Temporary Uses	MHP
1. Temporary uses as prescribed in Section 17.11.110	P

17.09.130 PROPERTY DEVELOPMENT STANDARDS: MHP ZONE

The following regulations shall apply to the site of a mobile home park. Additional regulations may be specified as conditions of approval through Development Review by the Planning Commission.

A. General Requirements

The following requirements are minimum unless otherwise stated.

1.	Maximum density	7 dwelling units per net acre
2.	Site area	10 acres
3.	Site frontage	250 feet, continuous frontage
4.	Area per unit space	4,000 square feet
5.	Depth per unit space	75 feet
6.	Width per unit space	50 feet
7.	Coverage per unit space	55 percent
8.	Front yard setback per unit space	15 feet
9.	Side yard setback per unit space	5 feet each side
10.	Side yard setbacks, for site	15 feet each side
11.	Public street side yard setback, for site	20 feet
12.	Building and structure height	14 feet or 1 story, whichever is less
13.	Recreation area per unit space	150 square feet of open, private unit recreation area for each mobile home space. This requirement shall be increased to 200 square feet per mobile home space if children under the age of 18 are permitted to live within the development.
14.	Parking per unit space	Two (2) tandem 10'x20' each plus one (1) parking space per each four (4) units for guest parking.

17.09.130 PROPERTY DEVELOPMENT STANDARDS: MHP ZONES (cont.)

B. Special Requirements

The following special requirements shall apply to development of mobile home spaces and to facilities within a mobile home park. Additional requirements may be specified as conditions of Development Review.

1. Mobile home space and units. Each space shall have dimensions capable of accommodating a rectangle with minimum dimensions of 28 feet by 55 feet. All mobile homes shall be at least double wide coaches.

2. Accessory structures. Carports, patio covers, storage buildings, and similar structures accessory to a mobile home may be located no closer than 5 feet to the boundary of a mobile home space.

3. Access and Access Drives All mobile home access shall be from a publicly maintained street, however, access drives within a mobile home park shall be privately owned, and shall be at least 28 feet wide exclusive of adjoining parking areas.

4. Sidewalks. Concrete sidewalks at least 4.5 feet in width shall be provided to serve each mobile home space and to serve all central or common facilities within the mobile home park. Sidewalks need not adjoin access drives.

5. Landscaping Not less than 20 percent of each mobile home space shall be landscaped with plant materials, including at least one fifteen (15) gallon size tree on each space.

6. Screening and Landscaping. Required yards shall be landscaped in accord with a site development plan to be approved in accordance with the procedures of Development Review. Screening of the mobile homes shall be provided around the entire site by a six (6) foot wall and landscaping.

7. Mobile home Park accessory buildings and use. Accessory buildings and uses serving the entire mobile home park, including recreation facilities, laundry areas, mobile home park offices, and maintenance or storage buildings, shall be located at least 50 feet from the exterior boundaries of the mobile home park site. All exterior maintenance or storage areas shall be enclosed by a six foot masonry wall.

8. Cable TV service shall be available to each mobile home space.

9. Common recreation facilities shall be provided commensurate with the proposed or intended residents including, a meeting room, pool and spa and one of the following:

   a. Putting green;
   b. Pitch and putt golf course;
   c. Childrens play area;
   d. Lawn/open space general recreation areas; and
   e. Recreation lakes.

10. Recreation vehicle storage areas, fully screened from view of the public and private streets shall be provided. The CC&R's shall prohibit the storage of RV's on the unit space.

11. All unit spaces plus the caretakers unit and any recreation buildings shall be served with City water and sewer.

12. Skirting or screening of the unit wheels shall be required.

17.09.140 PRE-EXISTING MOBILE HOME PARKS

A pre-existing mobile home park shall not be deemed nonconforming by reason of failure to meet the minimum requirements prescribed by this section. provided that the regulations of this section shall apply to the enlargement or expansion of a pre-existing mobile home park. and provided that a pre-existing mobile home park on a site less than 10 acres shall not be further reduced in area.

17.09.150 SIGNS

No sign or outdoor advertising structure shall be permitted in an MHP zone except as provided in Section 17.15.

17.09.200 PD - PLANNED DEVELOPMENT OVERLAY ZONE

17.09.210 PURPOSE

A. Planned Development regulations are intended to facilitate development of areas designated on the Zoning Map by permitting greater flexibility and, consequently, more creative and imaginative designs for the development of such areas than generally is possible under conventional zoning or subdivision regulations.

B. These regulations are further intended to promote more economical and efficient use of the land while providing a harmonious variety of choices, a higher level of amenities, and, preservation of natural and scenic qualities of open spaces.

17.09.220 PERMITTED AND CONDITIONAL USES: PD ZONE

A. Planned Developments, subject to the issuance of a conditional use permit.

B. Permitted and conditional uses in accordance with those indicated for the R zones, C zones and I zones.

17.09.230 PROPERTY DEVELOPMENT STANDARDS: PD

A. General Requirements

The following requirements are minimum unless otherwise stated.

1.	Density or Coverage - Maximum per net acre	maximum of the zone in which the site is located.
2.	Site area, in acres	No Minimum
3.	Front yard setback in feet	10
4.	Side yard setback each side in feet	5
5.	Street side yard setback in feet	10
6.	Rear yard setback in feet	10
7.	Building height, maximum	35 feet or 2 stories, whichever is less within 50 feet of the exterior boundaries maximum height shall be no higher than 50 feet or 4 stories whichever is less.
8.	Site coverage, maximum	50% or maximum per zone, whichever is greater
9.	Parking spaces per unit, covered in a garage	minimum per the zone
10.	Distance between bldgs. (in feet)	5

17.09.230 PROPERTY DEVELOPMENT STANDARDS: PD ZONE (cont.)

B. Special Requirements

The following Special Development Requirements shall apply to all planned developments:

1. The planned development shall be designed and developed in a manner compatible with and complementary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter shall provide for the protection of the property from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development.

2. In residential developments, where individual lotting is desired, there shall be a three thousand (3,000) net square foot minimum area requirement for individual lots or sites.

3. For residential projects, required open space shall comprise at least 30 percent of the total area of the planned development. Land occupied by buildings, street, driveways or parking spaces may not be counted in satisfying this open space requirement; provided, however, that land occupied by any recreational buildings and structures may be counted as required open space.

4. All lawn and landscaped areas reserved for common use shall be provided with a permanent automatic watering system adequate to irrigate such areas, unless it is left in its natural state, if natural features worthy of preservation exist on the site. Open space left in its natural state shall be kept free of litter and shall at no time constitute a health, safety, fire or flood hazard.

5. If the project is to be developed in stages, the development plan shall coordinate improvement of the open space, the construction of buildings, structures, and improvements in such open space, and the construction of buildings in order that each development stage achieves a proportionate share of the total open space and environmental quality of the total planned development.

6. All or any part of the required open space shall be reserved for use in common by the occupants of the planned development. Areas permanently reserved for common open space shall be reserved for the use and enjoyment of the occupants in a manner which makes the City, or a public district or public agency a party to and entitled to enforce the reservation. The Planning Commission may require that open space easements over the required open space by conveyed to the City.

7. No building, except as hereinafter provided, shall be located closer than five feet to any interior vehicular or pedestrian way, court, plaza, open parking lot or any other surfaced area reserved for public use or for use in common by occupants of the planned development. Such setback shall generally be measured from the nearest edge of a surfaced area; provided, however, that where no sidewalk exists in conjunction with a public or private street, such setback shall be measured from the nearest edge of the street right-of-way or private road easement.

8. All public streets within or abutting the proposed planned development shall be dedicated and improved to City specifications for the particular classification of street. When the developer desires to retain any street within the development as private streets, such streets shall be irrevocably offered for dedication and maintained for their intended purpose by the Homeowners or Property Association or other means acceptable to the Planning Commission.

9. Planned developments shall relate harmoniously to the topography of the site, shall make suitable provision for the preservation of canals, water courses, drainage areas, and similar features and areas, and, shall otherwise be so designed as to use and retain such features and amenities to the greatest extent possible.

17.09.230 PROPERTY DEVELOPMENT STANDARDS: PD ZONE (cont.)

10. All utilities within a planned development shall be placed underground.

17.09.240 ACCESSORY USES AND STRUCTURES: PD

Accessory uses and structures shall be located as specified on the development plans as approved by the Planning Commission; provided, however, that accessory structures shall meet all of the setbacks for site development as specified in underlying zone in which it is located.

17.09.250 SIGNS: PD

No sign or outdoor advertising structure shall be permitted excepted as prescribed in Section 17.15 (Signs).

SECTION 17.09.300 SPECIFIC PLAN OVERLAY ZONE

17.09.310 PURPOSES

The Specific Plan Overlay Zone is included in the Zoning Ordinance to achieve the following purposes.

A. To promote and protect the public health, safety, and welfare.

B. To implement the objectives and policies of the General Plan.

C. To safeguard and enhance environmental amenities and the quality of development.

D. To attain the physical, social, and economic advantage resulting from comprehensive and orderly planned use of land resources.

E. To lessen congestion and assure convenience of access; to secure safety from fire, flood, and other dangers; to provide for adequate light, air, sunlight, and open space; to promote and encourage conservation of scarce resources; to prevent overcrowding of land and undue concentration of population; to facilitate the creation of a convenient, attractive, and harmonious community; to attain a desirable balance of residential and employment opportunities; and to expedite the provision of adequate and essential public services.

F. To facilitate development within the City in accordance with the General Plan by permitting greater flexibility and encouraging more creative and imaginative designs for major development projects subject to large-scale community planning.

G. To promote more economical and efficient use of the land while providing a harmonious variety of housing choices and commercial and industrial activities, a high level of urban amenities, and preservation of natural and scenic qualities of open space.

H. To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords the maximum flexibility to the developer within the context of an over-all development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.

17.09.320 USE REGULATIONS: SP ZONE

A. Allowable use in each Specific Plan Zone shall be as established by a Development Plan Text approved by the City Council. The Development Plan Text may incorporate uses by reference to specific base zone provisions, or may establish specific use lists with definitions pertaining thereto.

B. Existing uses within the Specific Plan Zone at the time of its establishment shall be deemed allowable and incorporated in the Development Plan, unless terminated, discontinued, or changed pursuant to a specific time schedule incorporated in the Development Plan Text.

C. Unless otherwise provided by the Development Plan Text, public utility facilities and publicly-owned facilities shall be allowable subject to a Conditional Use Permit.

D. Unless otherwise provided by the Development Plan Text, accessory uses or facilities shall be subject to the same use regulation provisions as the principal use or facility.

E. Each allowable use in the Specific Plan Zone shall be subject to a Development Review.

F. Temporary Use pursuant to Section 17.09.110 and Home Occupations pursuant to Section 17.09.200 shall be allowable in each Specific Plan.

17.09.330 PROPERTY DEVELOPMENT STANDARDS: SP ZONE

A. General Requirements

1. A Specific Plan Zone shall include a minimum area of 50 contiguous acres, under single ownership or otherwise subject to unified planning, construction, and development by a person, corporation, or other entity. Property owned by public utilities, local districts or local governments will not be counted toward the 50 acre minimum, but may be used as a connector of single ownership. The City Council may reduce the minimum acreage requirement in cases where the Specific Plan Zone provides greater protection of the goals and objectives of the general plan.

2. A Specific Plan Zone shall be established upon application of a property owner, in accordance with procedures set forth in Section 17.01.300 (Amendments) and subject to the following provisions:

   a. Submission of a Development Plan for consideration by the City Council, pursuant to this ordinance.

   b. Determination by the Council upon recommendation of the Planning Commission that the establishment of the zone and approval of the Development Plan shall:

      1) Provide for the development of a comprehensively planned community within the zone that is superior to development otherwise allowable under alternate regulations.

      2) Provide for development within the zone in a manner consistent with the General Plan and with related development and growth policies of the City.

3. Provide for the construction, improvement, or extension of transportation facilities, public utilities, and public services required by development with the zone.

4. There shall be no minimum yard requirement for individual lots except as established by a Development Plan, a Conditional Use Permit, or Development Review.

5. There shall be no minimum usable open space requirement for individual lots, except as established by Development Plan, a Conditional Use Permit, or by Development Review.

6. There shall be a maximum height of 35 feet or two stories within 50 feet of the exterior boundaries of the zone, the maximum height shall be 50 feet or 4 stories whichever is less and no coverage requirement for individual lots, except as established by a Development Plan, a Conditional Use Permit, or by Development Review.

7. The maximum number of dwelling units within a Specific Plan Zone shall not exceed the ability of the City to provide services in accordance with the General Plan and applicable city ordinances; provided that the distribution of units within the Zone and the maximum residential density on any individual site or within designated portions of the Zone shall be governed by the Development Plan, Conditional Use Permit, or Development Review.

   In the event the General Plan does not establish a maximum residential density for said site, the City Council upon recom-mendation of the Planning Commission, shall determine the appropriate density based on detailed review of the Development Plan and Text and the provisions of this Section.

17.09.330 PROPERTY DEVELOPMENT STANDARDS: SP ZONE (cont.)

B. Special Requirements

1. The Specific Plan Overlay Zone and all uses therein shall be designed and developed in a manner compatible with and complementary to existing and potential development in the general vicinity of the zone. Site planning on the perimeter shall provide for the mutual protection of the zone and surrounding property from potential adverse influences.

2. All public streets within or abutting the development shall be dedicated and improved to City specifications for that particular classification of street. Private streets within the development shall be dedicated and improved to City specifications for that particular classification of street. Private streets within the development shall be irrevocably offered for dedication and maintained for their intended purpose by means acceptable to and enforceable by the City. Consideration of other forms of access, such as pedestrian ways, courts, plazas, driveways, horse trails, bike trails, or open parking lots offered for dedication may be made at the time of the Development Plan and Text consideration as a means of meeting requirements for open space or park dedication requirements.

17.09.340 PERFORMANCE STANDARDS: SP ZONE

A. All development within a Specific Plan Overlay Zone shall relate harmoniously to the topography of the site, shall make suitable provision for the preservation of water course, drainage areas, canals, and similar features, and shall otherwise be so designed inasmuch as possible, to use and retain or enhance the natural features and amenities to the best advantage.

B. Mechanical and electrical equipment, including air conditioners, antennas, pumps, heating or cooling or ventilating equipment, exterior lighting, or similar equipment shall be located and operated in a manner so as not to unreasonably disturb the peace, quiet, and comfort of neighboring residents. Excluding roof-mounted solar collector panels and decorative exterior lighting, all such equipment and devices shall be screened from view from an abutting street, and shall not be located in a street yard.

C. All areas for storage of maintenance equipment, and all service areas including refuse storage and collection facilities, shall be enclosed by a fence, wall, and/or landscape screen.

D. All uses within a Specific Plan Overlay Zone shall provide off-street parking and loading facilities pursuant to Section 17.13. The applicant may apply for and receive administrative relief from Section 17.13 at the time of Development Review consideration by the Planning Commission and approval of the City Council, when verified proof has been submitted through specific examples of existing projects and/or expert testimony that sup-ports reduced parking standards or stalls.

E. The proposed means for assuring continuing existence, maintenance and operation of the various common elements and facilities.

F. Additional site development regulations and performance standards applicable to individual uses or to designated portions of a Specific Plan Zone may be established by the Development Plan, Conditional Use Permit, or Development Review approval pursuant to the Development Plan.

17.09.350 PRE-APPLICATION PROCEDURE

A. Prior to submitting an application for a Specific Plan Overlay Zone, or implementation thereof, the applicant or prospective developer shall hold preliminary consultations with the Director of Planning and other City officials to obtain information and guidance before entering into binding commitments incurring substantial expense in the preparation of plans, surveys, and other data. Such preliminary consultations should be relative to a conceptual development plan which includes, but is not limited to, the following:

17.09.350 PRE-APPLICATION PROCEDURE (cont.)

1. Proposed land uses to be developed within the zone.

2. Development concepts to be employed.

3. Schematic maps. illustrative material, and narrative sufficient to describe the general relationships between land uses, and the intended design character and scale of principal features.

4. A preliminary time schedule for development. including quantitative data, such as population, housing units, land use acreage, and other data sufficient to illustrate phasing of development and potential impact on public service requirements.

B. Following initial preliminary consultations pursuant to this section, the Director may require submission of a housing market analysis, satisfactory to the Director of Planning demonstrating the need for housing by price range and number of dwelling units. Such analysis may be requested as a part of the pre-application review procedure, may be made a requirement for submission of an application for a Specific Plan Overlay Zone or implementation there of, or may be requested as part of the environmental assessment or EIR.

C. Following initial preliminary consultations pursuant to this section, the Director may require submission of a commercial and/or industrial market analysis satisfactory to the Director of Planning for any proposed shopping center or major commercial and/or industrial uses, showing the need for such uses in the location required and the in adequacy of existing zoned sites to meet this need. The market analysis shall include, but not be limited to, the following:

1. Determination of potential trade area.

2. Determination of potential employment area.

3. Estimates of existing and future population of the trade area.

4. Estimates of existing and future employment.

5. Determination of existing and potential effective buying power for the proposed commercial development.

6. Determination of the net potential customer buying power for the proposed commercial development.

Such analysis may be requested as part of the pre-application review procedure, and may be made a requirement of submission of an application for a Specific Plan Overlay Zone, or implementation there of, or may be requested as part of the environmental assessment or EIR.

D. Following initial preliminary consultation pursuant to this Section, the Director may require presentation of the conceptual development plan to the Planning Commission and City Council. Such presentation shall be for information purposes only, and shall be in addition to subsequent public review requirements pursuant to an application for a Specific Plan Overlay Zone, or implementation thereof, and submission of Development Plan.

17.09.360 DEVELOPMENT PLAN

A. The Development to be submitted for the implementation of and/or with an application for a Specific Plan Overlay Zone shall include the following:

17.09.360 DEVELOPMENT PLAN (cont.)

1. A boundary survey map of the property and a calculation of the gross land area within the proposed zone. A tentative subdivision map may be substituted if the applicant proposes to subdivide the property.

2. A topographic map and general grading concept plan with specific sections for sensitive areas, as determined by the Director of Planning and Public Works for the property and adjacent land within 100 feet of the property, shown at contour intervals not to exceed 1 foot for natural slopes of 2 percent or less. For natural slopes over 2 percent contour interval shall not exceed 5 feet.

3. Maps and supporting tabulations showing the current General Plan land use designation, the current zoning classification, and the current land use within the proposed zone and on adjacent sites within 300 feet. The location of structures and other significant improvements shall be shown.

4. A land use plan identifying areas within the proposed zone and uses to be developed therein, supported by proposed or projected acreage, population, housing units, employment, and such related planning and development data as the Director of Planning may require.

5. A development plan indicating the general phasing or anticipated schedule. Said plan shall indicate the total phasing of the Specific Plan and areas to be developed in phases and the anticipated time schedule for beginning of construction and for completion of each phase of development. Said plan shall include a pro rata share of amenities, parks, and open space. This is a generalized schedule and may be adjusted according to market constraints as the Specific Plan develops.

6. A circulation plan, showing existing and proposed public and private streets, pedestrian ways, trails, and related transportation access or circulation features required to serve the proposed development. The circulation plan shall be supported by schematic drawing.

17.09.370 ADOPTION OF ZONE AND DEVELOPMENT PLAN

A. An application for a Specific Plan Overlay Zone, if required and the Development Plan submitted with the application shall be subject to review and approval in the same manner as prescribed in Section 17.01.300 (Amendment).

B. Each Specific Plan Overlay Zone established shall be indicated on the Zoning Map by the letters "SP" located after the base zone. The Development Plan as modified and approved by the City Council, is incorporated into this ordinance.

17.09.380 AMENDMENTS TO DEVELOPMENT PLAN

A. A Development Plan may be amended in the same manner as provided by Section 17.01.300 (Amendments) for a change of zone boundaries or for a change in the regulations applicable within a zone. Amendment of a Development Plan shall be subject to the same findings as prescribed for initial enactment or implementation of a Specific Plan Overlay Zone and adoption of the Development Plan applicable to the Specific Plan Overlay Zone.

B. An amendment to a Development Plan may be initiated by the City Council. An amendment may also be initiated by the applicant for the Specific Plan Overlay Zone or a successor thereto, provided such applicant or successor has, at the time of application for an amendment, a continuing controlling interest in development or management of uses within the Specific Plan Overlay Zone.

17.09.390 REVIEW OF DEVELOPMENT PROGRESS

A. The Director of Planning shall review each Specific Plan zone annually, and shall submit a report to the City Council containing the following:

1. A summary of the development status within the Specific Plan and an assessment of progress during the year toward completion of development authorized by the Development Plan including adherence to development schedules and phasing.

2. A statement of any changes in land use and economic development trends, housing market indicators, commercial and industrial development rates, or programs for provision of public facilities and services which, in the opinion of the Director, vary significantly from those upon which the Development Plan were based, and which could adversely affect continued progress toward completion of development within the Specific Plan.

B. A copy of the annual report of the Director shall be provided to the applicant and to such other interested parties or successors as deemed appropriate by the Director.

SECTION 17.09.400 AGRICULTURAL ZONE

17.09.410 PURPOSES

This zone is intended for general agriculture. Only those additional uses are permitted that are complimentary to, and can exist in harmony with agriculture. In addition to the objectives outlined in Subsection 17.01.110 (Purposes and Scopes), the Agricultural Zone is included in the Zoning Regulations to achieve the following purposes:

A. To preserve agricultural production until such time as development is appropriate;

B. Maintain the natural character of the land;

C. Provide for private use of land under limited development; and

D. Promote public health and safety.

17.09.420 PERMITTED AND CONDITIONAL USES: A ZONE

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears. Where the symbol "X" appears the use is prohibited.

A.	Agricultural Uses	
	1. All types of agriculture, horticulture and grazing. The sale and processing of products raised on the premises shall be permitted.	P
	2. Raising of farm animals and poultry including, but not limited to, horses, sheep, goats, cattle, rabbits, etc. in accordance with Section 17.09.300 and 17.09.400	P
	3. Agriculture experimental facilities	C
B.	Airports	C
C.	Animal shelters and hospitals.	C
D.	Apiary	P
E.	Cemeteries, crematories and columbariums and related facilities.	C
F.	Corporation yards.	C
G.	Farm worker housing	P
H.	Major flood control facilities, such as detention basins.	C
I.	Mobile Homes	C
J.	Hospitals	C

17.09.420 PERMITTED AND CONDITIONAL USES: A ZONE (cont.)

K.	Home Occupations pursuant to Section 17.11.200	P
L.	One single family dwelling per legal lot consistent with City development standards herein.	P
M.	Public buildings and grounds.	C
N.	Public or private non-profit education institutions.	C
O.	Public or private parks, golf courses, golf driving ranges, zoos, swim clubs, tennis clubs, and other recreational facilities.	C
P.	Public utility installations.	C
Q.	Riding and hiking trails (public and private).	P
R.	Riding academies or stables.	C
S.	Wildlife preserves and sanctuaries.	P
T.	Other agricultural and recreational uses that the City Council may determine similar in nature.	C
U.	Kennels - commercial and noncommercial pursuant to Section 17.11.500.	P
V.	1. Keeping of 1-3 beehives.	P
	2. Keeping of 4 or more beehives.	C

17.09.430 PROPERTY DEVELOPMENT STANDARDS:

The following regulations shall apply to the site of a Permitted or Conditional Use. The requirements are minimum unless otherwise stated.

A. Special Requirements

1. In the Agricultural Zone, the number of permitted large animals shall conform to the requirements of Section 17.11.300 and 17.11.400

17.09.430 PROPERTY DEVELOPMENT STANDARDS: (cont.)

B. General Requirements

1.	Density - Maximum dwelling unit per legal lot	1
2.	Lot area, in sq.ft.	20,000
3.	Lot width, in feet	60
4.	Lot depth, in feet	None Req.
5.	Front yard, setback in feet	30
6.	Rear yard, setback in feet	40
7.	Side yard setback in feet, each side	10
8.	Building height*	35 feet or 2 stories whichever is less.

* Exceptions for agricultural buildings and/or structures which are necessary for the operation of an agricultural business are permitted up to a maximum height of 75 feet so long as the structure does not interfere with flight take offs and landings and is not used for human or animal habitation.

17.09.440 OFF-STREET PARKING

Off-street parking facilities shall be provided for each use as prescribed in Section 17.13 (Off-street Parking).

17.09.450 ACCESSORY BUILDINGS AND STRUCTURES

Accessory buildings and structures used for livestock shall not be located closer than 100 feet from the front property line and shall be at least 50 feet from any existing dwelling or public facility on a contiguous property.

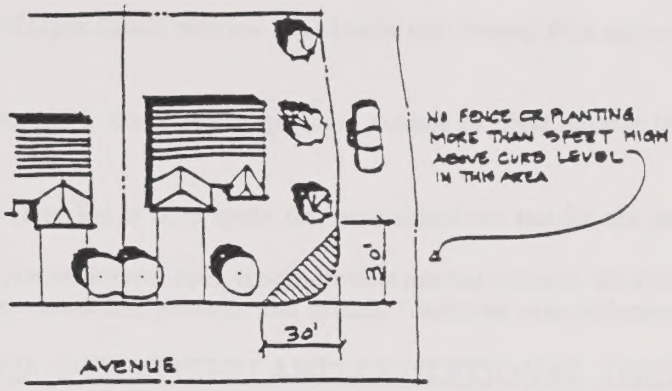
17.09.460 WALLS AND FENCES

A. A wall or fence not more than six (6) feet in height may be maintained along the property lot lines.

B. Within the area designated for a dwelling, walls and fences shall not exceed a height of thirty-six (36) inches within the required front yard setback.

C. Within the area designated for a dwelling, a wall or fence adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed thirty-six (36) inches in height within fifteen (15) feet of the intersection of said driveway and the street right-of-way. Corner cut-offs may be required in special circumstances for safety and visibility (see examples below).

17.09.460 WALLS AND FENCES (cont.)



D. Within the area designated for a dwelling, a wall or fence may be constructed a minimum distance of five (5) feet from the ultimate right-of-way at a maximum height of six (6) feet when there is no parkway planting area adjacent to the sidewalk. Where there is a parkway planting area adjacent to the curbing no setback is required to construct a fence six (6) feet in height.

E. A wall or fence shall not be constructed in such a manner so as to block or restrict vehicular access to a dedicated or implied dedicated alley, access or way.

F. Fiberglass sheeting, bamboo sheeting or other similar temporary material shall not be permitted as a fencing material on street yard frontages.

17.09.470 SIGNS

No sign, outdoor advertising structure, or display or any character shall be permitted except as prescribed in Section 17.15 (Signs).

SECTION 17.09.500 OS - OPEN SPACE ZONE

SECTION 17.09.510 PURPOSE

The purposes of the OS Open Space zone are based upon the General Plan objectives and the following general purposes.

A. To provide protection in areas of fire, geologic, seismic or flood hazards through restriction of intensive uses.

B. To promote the retention of open space for recreational use and for the protection of natural resources.

C. To promote the preservation of open spaces, protect natural features, offer views to residents, and maintain open areas where flood, fire, geologic and seismic conditions may endanger public health and safety.

SECTION 17.09.520 PERMITTED AND CONDITIONAL USES: OS ZONE

The following uses shall be permitted uses where the symbol "P" appears; uses subject to a Conditional Use Permit where the symbol "C" appears; in the column beneath each zone designation prohibited uses where the symbol "X" appears.

USES	OS
1. Single Family dwellings (not to exceed a density of 1 unit per 40 acres)	P
2. Caretaker quarters	
a. Permanent	P
b. Temporary	C
3. Temporary Uses and Home Occupations as prescribed in Section 17.11.	P
4. Accessory structures such as detached garages, carports, cabanas, guest house, barns, storage sheds, corrals.	
a. Related to onsite single family dwelling	P
b. Not related to onsite dwelling	P
5. All types of horticulture	P
a. Livestock grazing, breeding (no feed lots)	P
b. Onsite sales of products grown on site	P
6. Cemeteries (with a minimum lot size of 40 acres totally enclosed by at least a five (5) foot high fence wall and a five (5) foot landscaped setback from the ultimate right of way)	C
7. Wildlife Preserves and Sanctuaries	P

SECTION 17.09.520 PERMITTED AND CONDITIONAL USES: OS ZONE (continued)

8.	The keeping of wild, exotic or nondomestic animals other than on a preserve or sanctuary	X
9.	Keeping of beehives	P
10.	Public and private recreational facilities including but not limited to parks, picnic areas, playground, hiking, biking, equestrian trails, golf courses, riding schools (equestrian), commercial stables, country club and related uses.	C
11.	Preservation and use of Historic Landmarks and related uses such as museums, art galleries and food services to accommodate onsite uses.	C
12.	Flood control structures and facilities, public utilities, public corporation yards, substations, water and sewer treatment facilities, and other public facilities.	P

SECTION 17.09.530 PROPERTY DEVELOPMENT STANDARDS: OS ZONE

A. General Requirements. Development standards such as site dimensions, height limitations and setbacks shall all be determined on a site-by-site basis. Consideration shall be given to surrounding properties and developments in order to blend and remain consistent with the area. Other factors for determination of standards shall be topography, water/drainage, significant ridgeline, oak tree preservation, significant ecological areas, circulation, use of site, and any environmental factors related to the site.

B. Performance Standards. Development within the open space zone shall adhere to the following:

1. Minimize alteration to the natural landform.

2. Protect areas capable of replenishing ground water supplies.

3. Protect the natural drainage of the area.

4. Protect waterways from indiscriminate erosion and pollution.

5. Protect lands having biological significance.

6. Protect areas with significant native vegetation and habitat value.

7. Protect natural areas for ecologic, educational, and other scientific study purposes.

8. The Director of Planning and/or the Planning Commission may, through the development review process, require additional improvements to a development in the open space zone if it is needed for the protection of the public health, safety or general welfare.

SECTION 17.11 SPECIAL USES AND CONDITIONS

17.11.110 PURPOSE

The provisions of this ordinance shall apply to the uses and conditions hereinafter enumerated. Where this section prescribes regulations more restrictive than the zone in which a use or conditional use is permitted, the provisions of this section shall apply.

17.11.120 TEMPORARY USE REGULATIONS

The provisions of this Section shall be known as the Temporary Use Regulations and shall provide regulations for the uses hereinafter enumerated. Where this Section prescribes regulations more restrictive than the zone in which a use or conditional use is permitted, the provisions of this Section shall apply. Temporary uses are subject to approval by the Director of Planning, except as noted in Section 17.11.110.

A. Circuses, carnivals, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than (5) five calendar days of operation in any calendar year. Requests exceeding these time limitations will require the submittal and approval of a conditional use permit. Approval of such events shall require Planning Commission action.

B. Christmas tree sales lots, Halloween pumpkin sales, and other holiday sales subject to not more than forty (40) calendar days of site occupation and operation in any calendar year.

C. Subdivision sales offices and model home complexes located within the subdivision, subject to the following minimum requirements:

1. Offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision, trailers may be used for no more than ninety (90) calendar days or until such time as the subdivision sales offices have been completed whichever is less;

2. An A.C. paved parking lot shall be provided with sufficient parking spaces to accommodate said use;

3. Offices shall be allowed for a maximum of two years or until ninety (90) percent of the homes within the subdivision are sold whichever is less. Annual Review for compliance with conditions of approval may be required.

4. Faithful performance bonding in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required; ;and

5. Other conditions that the Director of Planning deems necessary to assure that the sales office will not constitute a nuisance or be objectionable to the residential uses in the neighborhood.

D. Religious, patriotic, historic, or similar displays or exhibits within yards, parking areas, or landscaped areas, subject to not more than eight (8) calendar days of display in any calendar year.

E. Outdoor art and craft shows and exhibits, subject to not more than three (3) calendar days of operation or exhibition in any sixty (60) calendar day period.

F. Contractors' offices and storage yards on the site of an active construction project.

G. Mobilehome residences for security purposes on the site of an active construction project.

17.11.120 TEMPORARY USES LISTED (cont.)

H. Outdoor display and sales located within commercially zoned properties not to exceed more than five (5) calendar days in any sixty (60) calendar days and subject to appropriate conditions of the Planning Department.

I. Seasonal retail sale of agricultural products (fruit and vegetable stands) for periods of less than ninety days, if said products are raised on the premises.

J. Temporary use of properly-designed Mobile trailer units for classrooms, offices, bands, etc. for periods not to exceed ninety (90) days subject to Planning Department approval. Requests for such uses of more than ninety days in duration shall require the approval of a Conditional Use Permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire, and health codes.

K. For any agricultural or animal husbandry activity or project (4-H, FFA, or similar) conducted for educational purposes or school credits, a permit may be granted in any district when the Planning Director determines that such use will not cause a public nuisance relative to sanitation and health conditions.

L. Charitable or school sponsored drop-off bins for recycling of cans, newspapers, or similar items, for drop-off of clothes and small items. Bins shall be located in the parking lots of businesses within the C-H or C-N Zones or other public or semi-public property on a temporary basis when written permission is granted by the property owner or business owner. Said bins shall be kept in a neat and orderly manner.

M. Additional uses determined to be similar to the foregoing in the manner prescribed by Section 1.01 of the Zoning Code.

17.11.130 PERMITS AND BONDS

A. All temporary uses shall be subject to the issuance of a Temporary Use Permit by the Planning Director and other necessary permits and licenses, including but not limited to building permits, sign permits, and solicitors or vending licenses.

B. In the issuance of such a permit, the Planning Director shall indicate the permitted hours of operation and any other conditions, such as walls or fences and lighting, which are deemed necessary to reduce possible detrimental effects to surrounding developments and to protect the public health, safety and welfare.

C. Prior to the issuance of a permit for a temporary use, except those listed under C, F, G, K, and L of Section 17.11.120, a cash deposit may be required to be deposited with the City. This cash deposit shall be used to defray the costs of clean-up of the property by the City in the event the permittee fails to do same.

17.11.140 EXTENSION OR MODIFICATION OF LIMITATIONS

Upon written application, the Planning Director may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Planning Director determines that such extension or modification is in accord with the purposes of the zoning regulation.

17.11.150 CONDITION OF SITE FOLLOWING TEMPORARY USAGE

Each site occupied by a temporary use shall be left free of debris, litter, or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter by used only in accord with the provisions of the zoning regulations.

17.11.160 FEE

The application shall be accompanied by a fee established by Resolution of the City Council to cover the cost of processing the application prescribed in this Section. This fee may be waived by the approving authority for charitable groups that do not need any public services.

SECTION 17.11.200 HOME OCCUPATIONS

A. Home occupations may be permitted only when in compliance with the conditions listed herein. A permit must be issued by the Planning Director prior to operation of such use. The fee shall be in accordance with those adopted by City Council resolution.

1. There shall be no stock in trade or exterior storage of materials in the conduct of a home occupation.

2. A home occupation shall be conducted entirely within a dwelling, if in an attached or a detached garage shall not impede the use of said garage for vehicle storage.

3. No exterior alterations of the dwellings shall be made which would change the residential character of the home to accommodate the Home Occupation.

4. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in line voltage outside the dwelling unit shall be prohibited.

5. Only the residents of the dwelling unit may be engaged in the Home Occupation.

6. There shall be no sale of goods on the premises.

7. The establishment and conduct of a Home Occupation shall not change the principal character or use of the dwelling unit involved.

8. There shall be no signs other than those permitted by this ordinance.

9. The required residential off-street parking shall be maintained.

10. A Home Occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the zone in which it is located.

11. No vehicles or trailers (including pick-up trucks and vans) or construction or other equipment, except those normally incidental to residential use, shall be kept on the site.

SECTION 17.11.300 KEEPING OF LARGE ANIMALS

17.11.310 PURPOSE

The following regulations are established for the keeping of large animals in Residential Zones pursuant to Section 17.03.110 B.5.

A. All lots shall have a minimum of ten thousand square feet for the keeping of large animals.

B. The following acreages and numbers of animals are the maximum allowable.

Minimum Size	Maximum Permitted
20,000 sq. ft.	2
30,000 sq. ft.	3
1 acre	4
Greater than 1 acre	4 plus one additional animal per acre above one (1) acre.

C. No such animal shall be kept closer than one hundred (100) feet to an adjoining dwelling on an adjacent lot.

D. Keeping of such animal shall not be permitted in the required front, side and street side yard setback.

E. All animals shall be provided with adequate fence enclosure and water to contain them within the boundaries of the owners property.

F. All excrement produced by said large animals shall be disposed on a regular basis so as to control flies and odor.

SECTION 17.11.400 KEEPING OF SMALL ANIMALS

17.11.410 PURPOSE

The following regulations are established for the keeping of small animals such as rabbits, poultry, pigs, goats, miniature horses, and the like pursuant to Section 17.03.110 B.6.

A. The following minimum square footages and maximum number of small animals except for rabbits and poultry are allowable:

Square Footage	Permitted Number
10,001-15,000	6
15,001-20,000	12
20,001-25,000	15
25,001-30,000	18
30,001-35,000	21
35,001-1 Acre	25
Greater than 1 Acre	No Limit

B. The following minimum square footages and maximum number of rabbits are allowable:

Square Footage	Permitted Number
6,000-20,000	6
20,001-1 Acre	12
Greater than 1 Acre	25 plus twelve (12) additional per acre up to a maximum of one hundred (100)

C. The following minimum square footages and maximum number of poultry are allowable:

Square Footage	Permitted Number
6,000-20,000	6
20,001-30,000	9
30,001-35,000	12
35,001-1 Acre	15
Greater than 1 Acre	25 plus twelve (12) additional per acre up to a maximum of one hundred (100)

D. No small animal shall be kept closer than thirty-five (35) feet to an adjoining dwelling.

E. Keeping of small animals shall not be permitted in the required front, side, and street side yard setbacks. On lots thirty thousand (30,000) square feet or greater, said animals may be kept within the required front yard setback area.

The Director of Planning may approve the keeping of said animals within the required front yard setback area on lots between twenty thousand (20,000) square feet and thirty thousand (30,000) square feet when the requestor obtains the written permission of the adjoining property owner.

F. All small animals shall be provided with adequate enclosures, to contain them within the boundaries of the owners property.

17.11.400 KEEPING OF SMALL ANIMALS (cont.)

G. All excrement produced by said small animals shall be dispersed on a regular basis so as to control flies and odor.

SECTION 17.11.500 KENNELS - COMMERCIAL AND NON-COMMERCIAL

17.11.510 PURPOSE

The following regulations are established for operation and maintenance of commercial and non-commercial kennels in the Residential Zones pursuant to Section 17.03.110 B.9 & 10 and the Industrial Zones pursuant to Section 17.07.120 C.8.

17.11.520 ANIMAL RUNS

Animal runs shall meet the following minimums:

A. Minimum sizes:
3'-0" x 5'-0" for small size animals
3'-0" x 9'-0" for medium size animals
9'-0" x 9'-0" for large size animals

B. Animal runs shall be constructed and/or coated with non-porous material to discourage the breeding of ticks and other similar pests.

C. All animal runs and animal holding areas shall have concrete or other durable flooring sloped for proper drainage.

D. All animal runs shall be provided with adequate enclosures to provide protection from inclement weather.

E. All animal runs shall be provided with drains sufficient to control drainage and daily washing of the runs.

F. All animal runs shall be washed down daily to control odor, flies and the breeding of ticks, fleas, bacteria and other similar items.

17.11.530 DISPERSAL OF EXCREMENT

All kennels shall be served by sewer and/or all excrement produced by said kenneled animals shall be dispersed on a regular basis so as to control flies and odor, or stored in an enclosed container and dispersed on a regular basis.

17.11.540 NOISE ATTENUATION

All noise shall be sound attenuated so that the noise level measured at the property line is within the ambient level for the zone in which the site is located.

17.11.550 RUNS OR EXERCISE AREA LOCATIONS

No animal runs, exercise areas or keeping of the kenneled animals for commercial or non-commercial purposes shall be located within the required front, street side or side yards of the zone in which the site is located.

SECTION 17.11.600 ARCADES

17.11.610 PURPOSE

In order to minimize adverse effects that arcades and electronic games may have on the neighborhood or area in which it is located the following regulations are established.

17.11.620 CONDITIONS

Arcades may be permitted only in C-H and C-N Zones subject to a conditional use permit and to the conditions listed in this Section:

A. No arcade shall be permitted within five hundred (500) feet of the nearest point on a lot upon which is located religious and/or educational institution, a public park or recreation facility.

B. Adult supervision (18 years or older) shall be provided on the premises during all hours of operation and shall be stationed so as to have direct visibility over all machines.

C. There shall be no more than one arcade per shopping center and no arcades shall be closer than two hundred (200) feet to another arcade.

D. All arcades shall not open before 9:00 A.M. and shall close by 2:00 A.M.

E. A minimum of one bicycle parking stall per video game machine shall be provided within twenty-five (25) feet of the arcade in a safe, convenient location with bicycle racks to accommodate said bikes.

F. A minimum of two toilets and one wash basin shall be provided for each gender.

G. No electronic video or electrical coin operated game in a commercial business establishment shall be operated within the City by a person 17 years old or younger during normal public school hours, or after curfew.

H. All alcoholic beverage sale and/or consumption on-site is prohibited.

I. All gambling on-site is prohibited.

J. All conditions herein must be guaranteed to be met in addition to obtaining a license to operate. The operation of four or less machines shall be permitted in all C zones provided their operation is ancillary to the use of the building and said use does not materially alter the principal use of such a building. The operation of four or less machines where they are the principal use may be approved by the Planning Director where, in the Directors' judgement, the location does not constitute a traffic or safety hazard to the public or abrogate the intent of the zone or the regulations contained in this Section.

SECTION 17.11.700 SATELLITE DISH ANTENNAS

17.11.710 PURPOSE

In order to minimize the adverse visual and aesthetic effects that the erection of a satellite dish antenna may have on the neighborhood or area in which it is located, the following regulations are established.

17.11.720 CONDITIONS

Satellite dish antennas may be installed, erected and maintained within all zones of the City only in accordance with the following provisions:

A. "Satellite dish antenna" or "dish antenna", as used in this Section, means any system of wires, cables, amplifiers, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves, which system is external to or attached to the exterior of any building.

B. The height of a dish antenna shall be measured from the highest point of the finished grade adjacent to the structure if ground-mounted or from the point of mounting if roof-mounted.

C. All dish antennas shall be treated as accessory structures and shall meet the height and setback requirements of the respective zone.

D. Installation of some dish antennas will require a building permit for the foundation, and an electrical permit for any power-driven dishes.

E. Development Review shall be required for all dish antennas in excess of six feet in diameter and/or height.

F. All dish antennas located in residential zones shall be ground-mounted regardless of height and diameter and shall be screened from the view of adjacent or across-the-street properties by the use of an architectural feature, fencing and/or landscaping.

G. In commercial and manufacturing zones, dish antennas may be roof-mounted or ground-mounted. In either case, all dish antennas located within those zones, regardless of their height and diameter, shall be screened from on-site parking areas, adjacent public streets, and adjacent residentially zoned property. Roof-mounted dish antennas shall be screened architecturally, while ground-mounted dish antennas shall be screened architecturally or with landscaping.

SECTION 17.11.800 ADULT BUSINESSES

17.11.810 PURPOSE

In order to minimize the adverse effects that the operation of an adult business may have on the neighborhood or area in which it is located, the following regulations are established.

17.11.820 CONDITIONS

Adult businesses may be permitted only in the C-H zone, subject to the conditions listed herein:

A. No such business shall be located within five hundred (500) feet of the nearest point of a lot on which is located a religious and/or educational institution, a public park or recreation facility.

B. No such business shall be located within five hundred (500) feet of any lot on which another adult business is located.

C. No such business shall be located within two hundred (200) feet of any lot within any residential zone.

D. No such business shall operate between the hours of 2:00 A.M. and 9:00 A.M.

17.11.830 ACTIVITIES

For the purpose of this ordinance, the following non-exclusive list of activities as defined in Section 1.017.1180 of the Zoning Code of the City of Calexico shall be deemed adult businesses:

A. Adult Arcade

B. Adult Bookstore

C. Adult Cabaret

D. Adult Drive-In Theater

E. Adult Mini-Motion Picture Theater

F. Adult Model Studio

G. Adult Motel

H. Adult Motion Picture Theater

I. Adult Theater

J. Body Painting Studio

K. Massage Parlor

L. Sexual Encounter Establishment

M. Any other business which involves Specified Sexual Activities or display of Specified Anatomical Areas.

SECTION 17.13 OFF-STREET PARKING

17.13.110 PURPOSE

These regulations are for the purpose of providing convenient off-street parking for vehicles, and are to be considered as the minimum necessary for such uses permitted by the respective zone.

The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate off-street parking.

17.13.120 GENERAL PROVISIONS

A. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed, for any new use established, for any addition or enlargement of an existing building or use, and for any change in the occupancy of an existing building.

B. For additions or enlargements of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking spaces shall be required only for such addition, enlargement, or change and not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.

C. The required parking facilities needed for any development shall be located on the same site or, if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.

D. The requirements of this Ordinance shall apply to temporary as well as permanent uses.

E. No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking facilities prescribed in this Ordinance. However, the facilities being used for off-street parking on the effective date of this Ordinance shall not be reduced in capacity to less than the minimum standards prescribed in this Section.

F. Projects with unexpired Development Review Approval or Conditional Use Permits approved prior to the effective date of this ordinance shall meet the requirements of the parking ordinance in effect on the date the Development Review Approval or Conditional Use Permits were approved.

G. All required off-street parking spaces shall be designed, located, constructed, and maintained so as to be fully usable during workday periods or as needed by the use of the premises.

H. Where the application of these schedules results in a fractional space, then the fraction shall be rounded to the higher whole number.

I. The parking requirement for uses not specifically listed in the matrix shall be determined by the approval body for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.

J. In the calculation of parking requirements for centers off peak hour uses, from the normal operating hours of the center, shall not be counted toward the parking requirement.

17.13.120 GENERAL PROVISIONS (cont.)

K. In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this section.

17.13.130 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

USE	MINIMUM OFF-STREET PARKING REQ.
A. Administrative and Professional Services	1 space/250 sq. ft. of gross floor area as listed in Section 17.05.120.
B. Shopping Centers and General Commercial Uses	1 space/300 sq. ft. of gross floor area as listed in Section 17.15.120 except as noted below.
1. Eating & drinking establishments	1 space/each 5 seats or 1 space/75 sq. ft. of seating area where there are no fixed seats, plus one (1) space per employee.
a. Fast food restaurants with walk in or drive-through	1 space/each 7 seats plus one (1) space per employee and an onsite queue line for at least eight (8) vehicles when drive-through is included.
2. Gasoline dispensing and/or automotive service stations	2 spaces plus four (4) for each service bay.
3. Appliance and/or furniture stores	1 space/500 sq. ft. of gross floor area.
4. Hotels & motels	1 space per unit plus 1 space per employee.
a. Retirement hotels	0.6 space per unit plus 1 space per employee.
5. Auto and/or truck and machinery sales and service garages	1 space/800 sq. ft. of gross floor area
6. Medical & dental offices or clinics, veterinary offices or clinics	1 space/250 sq. ft. of gross floor area.
7. Commercial recreation facilities	
a. Bowling alleys/ Billiard halls	5 spaces/alley plus 2 for each billiard table plus required parking for other uses on the site.
b. Commercial stables	1 space/5 horses boarded on site.
c. Driving range(golf)	1 space/tee plus required parking for any other uses on the site.

17.13.130 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS (cont.)

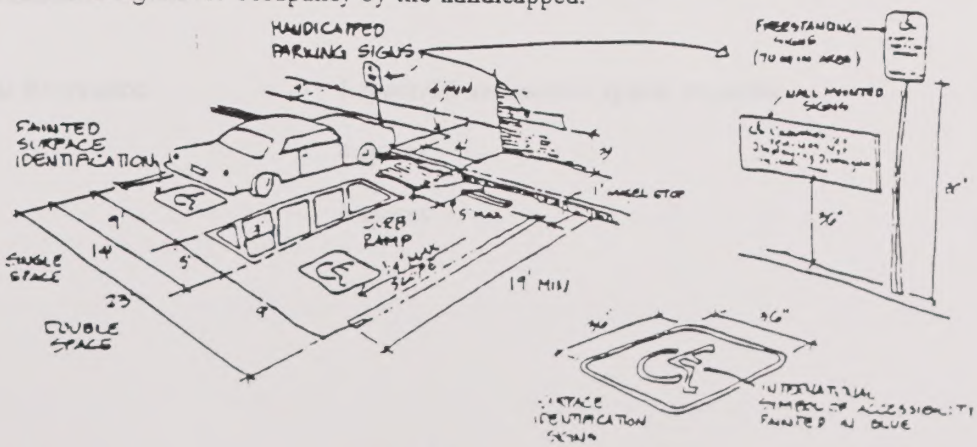
USE	MINIMUM OFF-STREET PARKING REQ.
d. Golf course (regulation)	6 spaces/hole plus required parking for any other uses on the site.
e. Miniature golf	3 spaces/hole plus required parking for any on-site use.
f. Parks (public or private)	To be determined by the City Council.
g. Skating rinks	1 space/100 sq. ft. of gross floor area.
h. Tennis, handball and racquetball	3 spaces/court plus required parking for additional uses on facilities site.
i. Theaters	
1. Motion picture	1 space/4 seats plus 1 space for each 60 sq. ft.
2. Playhouse	1 space/5 seats plus one (1) space per employee.
C. Public and semi-public uses	
1. Day nurseries, day care schools	1 space/staff member plus 1 space/5 children or 1 space/10 children if adequate drop-off facilities are provided. Drop-off facilities must be designed to accommodate a continuous flow of passenger vehicles to safely load and unload children. The adequacy of drop-off facilities proposed shall be determined by the City Council.
2. Convalescent and/or nursing homes	1 space/4 beds plus 1 space per employee on the highest employee shift.
3. Hospitals	To be determined by the City Council. The applicant shall submit a parking study.
4. Libraries, museums, art galleries	1 space per 1.5 employees, plus one space/190 sq. ft. of floor area.
5. Educational institutions, public or private	
a. Elementary and junior high schools	1 space per 1.5 employees on maximum shift.
b. Senior High schools	1 space for each 1.5 employees plus 1 space/5 students.
c. Colleges and vocational schools	0.5 spaces/faculty member and employee plus 1 space/3 students.

USE	MINIMUM OFF-STREET PARKING REQ.
d. Churches, convents monasteries, other religious institutions and other space of public assembly.	1 space/3 seats within the main auditorium or 1 space/45 sq. ft. of gross floor area within the main auditorium where there are no fixed seats.
6. Public Utilities	To be determined by the City Council.
D. Manufacturing Uses	
1. Manufacturing	1 space/500 sq. ft. of gross floor area devoted to manufacturing plus the required parking for square footage devoted to other uses.
2. Research and Development	1 space/300 sq. ft. of gross floor area.
3. Storage	1 space/1,000 sq. ft. of gross area for the first 20,000 sq. ft. devoted to storage plus the required parking for square footage devoted to other uses. 1 space/2,000 sq.ft. for the second 20,000 sq. ft. 1 space/4,000 sq.ft. for area in excess of 40,000 square feet.
4. Swap meets	2 spaces/vending site.
E. Single Family Residential, Multiple Family Residential and Mobile Home Parks are indicated in their respective zones.	

F. Handicapped Parking Requirements

Are established by the State of California. The parking standards contained in this Section are identical to those established by the State at the time of the adoption of this Ordinance. Any future change in the State handicapped parking standards would preempt the requirements given in this Section.

1. Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.



USE	MINIMUM OFF-STREET PARKING REQ.

2. Handicapped parking spaces shall be provided for all uses other than residential at the following rate:

Number of Automobile Spaces Provided	Number of Handicapped Spaces Required
1 - 40	1
41 - 80	2
81 - 120	3
121 - 160	4
161 - 300	5
301 - 400	6
401 - 500	7
over 500	7 + 1 for each 200 additional automobile spaces provided

3. Handicapped parking spaces required by this Section shall count toward fulfilling automobile parking requirements.

G. Bicycle Parking Requirements

The matrix below contains the minimum bicycle parking requirements. Only those uses identified in the matrix are required to install bicycle parking. Bicycle parking facilities shall be a stationary storage rack or device designed to secure the frame and wheel of the bicycle.

1.	Administrative and Professional Services over 20,000 square feet of floor area.	5 spaces
2.	Shopping Centers with more than 50,000 square feet of gross floor	1 space/33 automobile parking spaces required area.
3.	Eating & Drinking Establishments	2 spaces
	a. Fast food restaurants, coffee shops, delicatessens, etc.	5 spaces
4.	Medical and dental offices or clinics, veterinary offices or clinics	2 spaces
5.	Commercial Recreation	1 space/33 automobile spaces required.
6.	Hospitals	4 spaces
7.	Churches	4 spaces

17.13.130 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS (cont.)

USE	MINIMUM OFF-STREET PARKING REQ.

H. Motorcycle Off-Street Parking Requirements

Motorcycle parking areas shall be provided for all uses, except residential, at the following rate:

1. Uses with more than 25 automobile parking spaces shall provide one designated area for use by motorcycles.

2. Uses with more than 100 automobile parking spaces shall provide motorcycle parking areas at the rate of one motorcycle parking area for every 100 automobile parking spaces provided.

17.13.140 OFF-STREET LOADING BERTH REQUIREMENTS

All commercial and industrial uses; unless specifically exempted by the City Council upon recommendation of the Planning Commission, which has an aggregate gross floor area of 25,000 square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:

SQUARE FEET OF AGGREGATE GROSS FLOOR	REQUIRED NO. AREA DEVOTED TO SUCH USE OF BERTHS
25,000 sq. ft. up to and including 40,000 sq. ft.	1
40,001 sq. ft. up to and including 100,000 sq. ft.	2
100,001 sq. ft. up to and including 160,000 sq. ft.	3
160,001 sq. ft. up to and including 240,000 sq. ft.	4
240,001 sq. ft. up to and including 320,000 sq. ft.	5
320,001 sq. ft. up to and including 400,000 sq. ft.	6
400,001 sq. ft. up to and including 490,000 sq. ft.	7
For each additional 90,000 sq. ft.	add 1

17.13.150 PROPERTY DEVELOPMENT STANDARDS FOR OFF-STREET LOADING FACILITIES

The following property development standard shall apply to all commercial and industrial buildings who are required loading facilities. All off-street loading facilities shall conform to the following standards:

A. Each loading berth shall be not less than forty-five (45) feet in length and twelve (12) feet in width exclusive of aisle or maneuvering space.

B. Such space may occupy all or any part of any required yard space, except front and street side yards and shall not be located closer than fifty (50) feet to any lot in any residential zone unless enclosed on all sides except the entrance by a wall not less than eight (8) feet high.

C. Sufficient room for turning and maneuvering vehicles shall be provided on the site so that vehicles shall cross a property line only by driving forward.

D. Each loading berth shall be accessible from a street or alley or from an aisle or drive connecting with a street or alley.

E. Entrance from and exits to streets and alleys shall be designed to minimize traffic congestion.

17.13.150 PROPERTY DEVELOPMENT STANDARDS FOR OFF-STREET LOADING FACILITIES (cont.)

F. The loading area, aisles, and access drives shall be improved so as to provide a durable, dustless surface and shall be so graded and drained so as to dispose of surface water without damage to private or public properties, streets or alley.

G. Bumper rails shall be provided at locations where needed for safety or to protect property.

H. If the loading area is illuminated, lighting shall be deflected away from abutting residential sites so as to cause no annoying glare.

I. No repair work or servicing of vehicles shall be conducted in a loading area.

J. Off-street loading facilities shall be located on the same site with the use for which the berths are required.

K. If more than one use is located on a site, the number of loading berths provided shall be equal to the sum of the requirements prescribed in this Ordinance for each use. If more than one use is the minimum for which loading berths are required but the aggregate gross floor area is greater than the minimum for which loading berths are required, off-street loading berths shall be provided as if the aggregate gross floor area were used for the use requiring the greatest number of loading berths.

L. Off-street loading facilities for a single use shall not be considered as providing required off-street loading facilities for any other use.

M. At the time of initial occupancy, major alteration or enlargement of a site, or of completion of construction of a structure or of a major alteration or enlargement of a structure, there shall be provided off-street loading berth requirements. The number of loading berths provided for a major alteration or enlargement of a site or structure shall be in addition to the number existing prior to the alteration, or enlargement.

N. Space allocated to any off-street loading berth shall not be used to satisfy the space requirements for any off-street parking facility.

17.13.160 PROPERTY DEVELOPMENT STANDARDS: OFF-STREET PARKING

The following property development standards shall apply to all land, buildings, and uses authorized by the Zoning Ordinance.

A. General Requirements

The following are minimums unless otherwise stated:

1. Parking Space Dimensions

   a. Residential, commercial, and industrial (in feet)

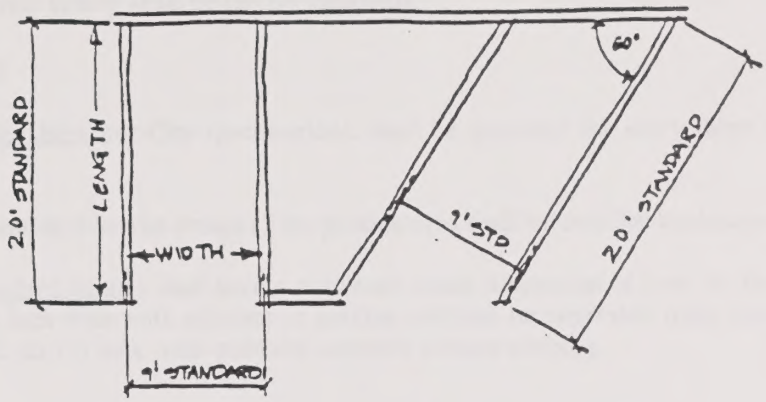
      1. Covered in a garage/carport — 9'x20' ea. space

      2. Uncovered — 9'x20' ea. space

   b. Parallel parking space — 8'x22' ea. space

   c. Motorcycle parking spaces — 4 foot by 8 foot

d. Bicycle parking space — 2 foot by 6 foot



2. Overall Parking Bay Width

	Parking Angle (in degrees) 30	45	60	90
a. Parking bay widths for one-way traffic and double loaded aisles:				
1. Standard Stall	43'	50'	56'	64'
b. Parking bay width for one-way traffic and single loaded aisles:				
1. Standard Stall	28'	32'	37'	46'
c. Parking bay widths for two-way traffic and double loaded aisles:				
1. Standard Stall	51'	57'	60'	64'
d. Parking bay widths for two-way traffic and single loaded aisles:				
1. Standard Stall	36'	39'	41'	46'

3. Automobile, Handicapped, Motorcycle, and Bicycle: All parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or any other all-weather surfacing approved by the Director of Planning and subject to current City standards.

4. Striping and Identification

a. Automobile: All parking stalls shall be clearly outlined with lines on the surface of the parking facility.

b. Handicapped: All handicapped spaces shall be striped and marked according to the applicable State standards.

c. Motorcycle: All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle usage.

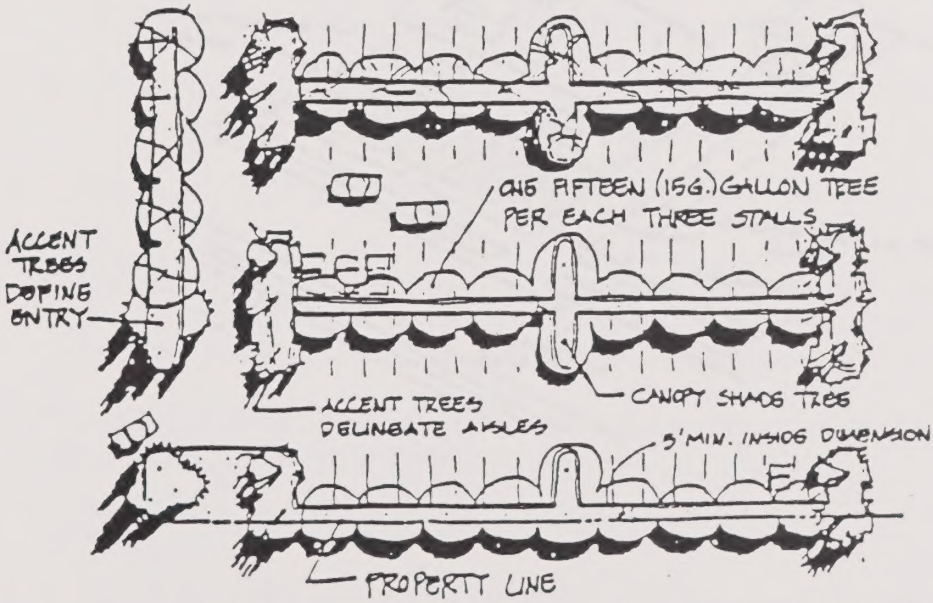
d. Bicycle: All bicycle spaces shall be clearly identified.

B. Special Requirements

1. One (1) five (5) gallon tree, per City specifications, shall be provided for every three (3) parking spaces.

2. Any unused space resulting from the design of the parking area shall be used for landscaped purposes.

3. All parking lot landscaped islands shall have a minimum inside dimension of four (4) feet and shall contain a twelve (12) inch wide walk adjacent to parking stall and be separated from vehicular areas by a six (6) inch high, six (6) inch wide portland concrete cement curbing.



4. All landscaping areas shall be automatically irrigated and kept in a healthy and thriving condition free from weeds, debris and trash.

5. All parking facilities shall have lighting in accordance with the current City standards. The lighting shall be designed and installed so as to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen (18) feet from the finished grade of the parking surface and directed away from all property lines and shall be low pressure sodium.

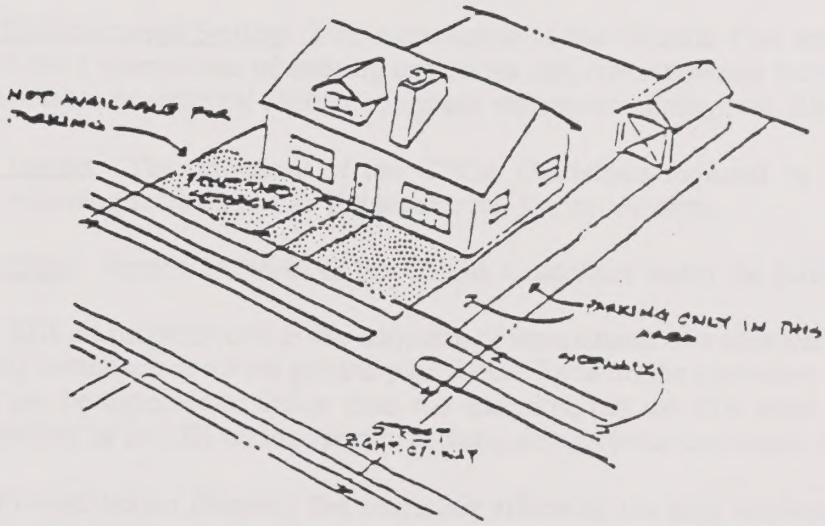
17.13.160 PROPERTY DEVELOPMENT STANDARDS: OFF-STREET PARKING (cont.)

6. All parking facilities, shall be graded and drained so as to provide for the disposal of all surface water on the site.

7. In any R zone except the RC and RA parking of motorized and non-motorized vehicles shall be subject to the following requirements and those shown in the example below:

   a. No motorized or non-motorized vehicle shall be parked, stored or kept in the front yard as shown below except on land adjacent to the driveway or the driveway. In all cases the surface shall be portland concrete cement.

   b. If motorized or non-motorized vehicles are to be parked, stored, or kept on the lot, other than as permitted in 7a, they must be for the personal use of the resident.



17.13.170 PERFORMANCE STANDARDS: OFF-STREET PARKING

A. All parking facilities required by this ordinance shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. The parking facilities shall not be used for the storage of merchandise, or for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise, except on a temporary basis pursuant to Section 17.11.110 (Temporary Uses).

B. All shopping centers that use shopping carts shall provide convenient and safe on-site storage areas for the shopping carts.

C. Handicap, motorcycle, and carpool parking spaces when required, shall be located within one hundred (100) feet of the entrance to the facility.

CITY OF CALEXICO

ENVIRONMENTAL IMPACT REPORT

A. INTRODUCTION

The Environmental Impact Report (EIR) is an outline of the potential significant effects that may occur as a result of the implementation of the General Plan. This Environmental Impact Report has been included within the General Plan in compliance with the California Environmental Quality Act (CEQA) Guideline Section 15166. No separate EIR is required. The following section outlines how the General Plan addresses the required issues for EIRs as defined in Article 9 of the CEQA Guidelines.

Executive Summary:

Description of Project: The project is the implementation of an update of the 1973 General Plan for the City of Calexico. The project is described within the General Plan introduction.

Description of Environmental Setting: The introduction to the General Plan and each of the plan elements include brief descriptions of existing conditions and environmental factors. More specific information is available in technical reports and plans referenced throughout this analysis.

Environmental Impact: The provisions of the CEQA Guidelines required by Section 15126 are included in the following sections of this Environmental Impact Analysis.

Degree of Specificity: Section 15146(b) of the CEQA Guidelines states the following:

> "An EIR on projects such as the adoption of amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow."

The analysis contained herein discusses the secondary effects of the plan implementation and does not attempt to discuss project-level impacts or mitigation.

B. ENVIRONMENTAL ANALYSIS AND MITIGATION

1. TOPOGRAPHY

a. Potential Impacts

The City of Calexico is located on level land, therefore, no adverse impacts on topographic features are anticipated.

b. Mitigation Measures

None are necessary.

2. GEOLOGY

a. Potential Impacts

The Imperial Valley and, therefore Calexico, is located in the Salton Trough which is one of the most seismically active areas in California and in the world. California sits on top of the boundary between the North American tectonic plate of the earth's crust which drifts in a southwesterly direction and the Pacific Plate which moves northwesterly. These opposing movements create the forces that generate the seismic activity.

b. Mitigation Measures

The measures which mitigate the hazards of seismic activity are outlined in the Safety Element.

3. SEISMICITY

a. Potential Impacts

The City lies approximately 8 to 12 miles west of the San Andreas Fault. The Imperial Fault is located 4 to 6 miles east of the City. Both faults have been historically active.

Calexico is also located 16 miles north of the Superstition Hills Fault. Other faults in the area are the Brawley Fault and the Imperial Fault. Calexico is subject to "strong ground shaking" (maximum expected horizontal ground acceleration within the city is approximately 0.6g) and 95 percent of the county is subject to strong ground shaking with damaging potential.

b. Mitigation Measures

According to the Imperial County General Plan Seismic Safety Element (1985), all of Imperial County, including the City of Calexico, is in the Uniform Building Code Seismic Zone IV which requires the most stringent earthquake resistant building construction. In addition, the City of Calexico is subject to emergency response procedures outlined in this Seismic Safety Element.

The Plan requires that a Scale of Acceptable Risk for New Structures be used to locate new development to reduce the risk of seismic damage (Safety, Objective 1.a).

The Plan also requires that grading and building construction standards be adopted and enforced to mitigate potential seismic hazards. When it is probable that hazards exist, geotechnical investigation is required (Safety, Policies 2.a and 2.c).

An ongoing public information program is encouraged to create citizen awareness of seismic hazards (Safety, Policy 2.d).

Regular maintenance and inspection of City water detention basins and sewer settling lagoons is required by the Plan to reduce the risk of failure during a seismic event (Safety, Policies 3.a and 3.b)

4. SOILS

a. Potential Impacts

Future development in the City could be potentially negatively impacted by soil instability. Various soil-related problems exist which tend to be compounded by seismic activity. All soils in the region are categorized as "very young". These soils are more prone to settlement or compaction when subject to ground shaking than are older, consolidated soils. In addition, soils in Calexico have a high potential for liquefaction when subjected to ground shaking. The soils also have a low value for agricultural purposes (Table OSC-2).

b. Mitigation Measures

Objectives/policies of Land Resources Conservation element establish proper soil management techniques to mitigate potential soil impacts.

Detailed soil studies should be required for all development.

5. GROUNDWATER RESOURCES

a. Potential Impacts

Groundwater in the Imperial Valley contains minerals in excess of United States Public Health Service Drinking Water Standards and is unsuitable for domestic use. This groundwater has been classified as Class 3 irrigation water and is, therefore, not usable for most crops. However, there are some areas of the mesas in the Calexico area that have potable groundwater.

b. Mitigation Measures

None proposed.

6. SURFACE WATERS AND FLOODING

a. Potential Impacts

The City of Calexico is covered by a network of irrigation canals operated by the Imperial Irrigation District. This system is vulnerable to disruption by earthquakes. Much of the system could generate flooding from seismically induced breakage.

The City has a severe storm water runoff problem, particularly in the area adjoining Highway 86 and 15th Street. The entire City is flat and the irrigation canals are not designed or intended to handle the sudden volume of storm runoff.

b. Mitigation Measures

The Imperial Irrigation District, while it has no formal policy for response to an earthquake, does have a policy for emergency situations which should substantially reduce flood damage potential. Emergency actions would include lowering the level in canals and diverting water flows from source rivers.

To mitigate the storm water flooding problem, the Plan recommends that the City study the possibility and feasibility of providing storm water retention facilities located in the southern portion of the City designed to accommodate runoff from a 100-year-storm.

7. BIOLOGICAL RESOURCES

a. Potential Impacts

Most, if not all, of the vacant land within the planning area has been under some agricultural usage in the recent past. The area is void of any significant vegetation except for some small pockets of indigenous weeds. Concern has been expressed over the reduction of habitat for the greater sandhill crane (Grus canadensis tabida). This species of bird is known to frequent fallow areas of agricultural and undeveloped lands and is a state-listed threatened species.

b. Mitigation Measures

Prior to development on agricultural lands, a biological survey should be prepared to ascertain the potential of the site for greater sandhill crane habitat and to ascertain the presence of any nesting species. Appropriate measures should be taken to relocate the species or preserve habitat.

8. AIR QUALITY

a. Potential Impacts

The population, employment, and industrial growth accommodated within the General Plan will result in increased air pollution emissions beyond the existing conditions. Emissions will be principally from increased industrial development and automobile usage.

b. Mitigation Measures

The City should adopt transportation system management programs such as signal optimization to reduce traffic congestion (Circulation, Policies 4.a-d).

A public transportation system should be developed by the City (Circulation, Policy 5.a).

Pedestrian facilities such as improved sidewalks should be developed as an alternative to automobile usage (Circulation, Policies 6.a-b).

Encouraging housing within walking distance of commercial amenities of the Village Center and intensifying housing densities through in-fill development, granny flats, mobile homes, and increased housing densities in central locations and near transit will all reduce or eliminate automobile trips (Housing, Policy 1.5, Land Use, Policies 8.a and 10.b).

9. POPULATION/SOCIO-ECONOMIC CHARACTERISTICS

a. Potential Impacts

The General Plan projects that the ultimate mid-range population of the City would be 25,516. The Plan estimates that at "build-out" the City could accommodate up to 7,550 dwelling units. The Plan utilizes units versus population to measure City growth because it directly relates to the ability of the City and other government agencies to provide services. The calculation of capacities for water, sewer, school roadways, and other services are based upon dwelling unit factors, or equivalent dwelling units for commercial and industrial land uses and not population.

Population varies significantly depending upon persons per dwelling unit and the number of dwelling unit vacancies. It is estimated that the population will range at buildout of the City from a low of approximately 21,736 (using 4.25 persons per household and a 1.42 percent vacancy rate) to a high of 32,090 (using 4.25 persons per household and a 1.42 percent vacancy rate).

Special groups within the population, such as elderly, youths, handicapped, and racial and ethnic minorities, have special needs. For example, the elderly population is smaller than average which may indicate that elderly persons may be leaving the area because of lack of amenities and/or services which they need.

The lack of elderly is counterbalanced by a relatively large population under 18 years old. This group, which comprises 38 percent of the population, requires specialized services and facilities such as adequate schools and recreation facilities and programs.

Seven percent of the population are handicapped and of these, approximately one-third have public transportation disability. The City currently uses dial-a-ride to accommodate their special needs.

With a bit less than three-quarters of the population being of Hispanic origin, coupled with the higher than average Hispanic birth rate and the City's proximity to Mexico, the Hispanic sector of the population is likely to continue to increase disproportionately. Special educational and social services will be needed to meet the needs of this group. Black and Asians comprise another 1.5 percent of the total population. Minority groups altogether total nearly 75 percent of the population.

b. Mitigation Measures

Several elements of the General Plan address the potential impacts of growth, in particular, sections regarding public services such as roadways, water, sewer, and schools state that new development should not be approved beyond the ability of the City or other public agencies to provide a consistent level of service at or below capacity.

Several of the housing policies are designed to help meet the needs of special sectors of the population. For example, policies to assist low and moderate income groups and the elderly include encouraging the development of second units (granny flats), rehabilitation of housing through the Redevelopment Agency, explore public

housing funding sources, give incentives to the private sector to build or rehabilitate low and moderate income housing, and to monitor housing conditions. To ensure that minority and ethnic groups have equal access to housing, enforcement of equal housing laws is encouraged (Housing Element, Goal Number 2).

10. LAND USE AND ZONING

a. Potential Impacts

The General Plan designates land uses and building intensities through both the Land Use Element and through recommended changes to the Zoning Code which was adopted in 1974. Future development is likely to impact the existing distribution of land use in the City without proper mitigation. Land use incompatibilities are also likely to arise without effective guidelines to separate conflicting land uses. No prime farm lands are proposed for conversion to other land uses; in fact, no prime farm land exists within the planning area.

b. Mitigation Measures

The General Plan is designed to clarify land use policies and be the basis for developing appropriate changes to the existing zoning regulations. The Land Use Element includes policy guidelines for ensuring that the desired pattern of land uses will be obtained. This will be accomplished through encouraging compact development, retaining agricultural uses and the rural character, eliminating or providing a buffer between conflicting land uses and densities, encouraging good design and sighting, promoting a regional land use planning program, and coordinating development with adjacent communities. The element includes a Land Use Compatibility Matrix which provides guidelines for ensuring that contiguous land uses are compatible. Policies encouraging the City to review its sphere of influence boundaries at least once every 2 years and appropriate sphere guidelines are also included (Land Use Element, Policies 18.a-d).

11. CIRCULATION AND TRANSPORTATION

a. Potential Impacts

Street/Highway System

The City's grid pattern circulation system with its broad streets currently functions adequately. None of the streets operate beyond Level of Service C. The ultimate buildout of the Land Use Plan will generate substantial additional traffic which may adversely impact service levels, if not carefully planned.

Airport

Calexico International Airport in the City is one of two county operated airports. The 5,305-foot-long runway is lighted. The field has crash and fire equipment.

The airport, with an average of 60,000 annual trips, had 20 accidents between 1964 and 1975, two of which were outside of the airport. A crash hazard zone was established outside the 60 db CNEL contour.

The Airport Land Use Plan completed in August 1982 for the Airport Land Use Commission of Imperial County recommends that the east-west runway be expanded to become the primary use runway in order to reduce the hazards in the approach and take-off areas of existing runway 32-14.

Railroad

Southern Pacific Transportation Company runs a north-south branch line which runs the length of the valley and connects with the east-west mainline at Niland in the northern part of the county.

b. Mitigation Measures

Street/Highway System

Plan policies address the need to balance land use and circulation and ensure that no land use should be approved that will overburden an existing roadway. Proper road widths based upon type of land use planned (urban or rural) are addressed in the Plan. Other policies stress the need to regulate access points to arterials, the need to incorporate transportation system management techniques, encourage transit, encourage pedestrian travel, participate in regional transportation planning, and to protect the integrity of neighborhood circulation patterns against nonlocal traffic. Finally, policies in the Plan address the methods of financing future improvements (Circulation Element, Policies 8.a-c).

Airport

The Airport Land Use Commission (ALUC) of Imperial County has a state mandate to "assure safety of air navigation..." by formulating a comprehensive land use plan, zoning regulations, building height limits, and building standards for the area surrounding the Calexico International Airport. In 1982, the ALUC adopted a county-wide Airport Land Use Plan (ALUP) which recommended specific policies and actions for the Calexico International Airport to mitigate the potential hazards and incompatibilities created by having an active airport in the community. These recommendations are part of the consideration of the City of Calexico General Plan and form the basis for the mitigation of the potential problems created in the City by airport operations. Key recommendations are:

- To discourage further residential densification in the noise and crash hazard area;
- Enforce height limit standards established by FAR Part 77;
- All significant projects proposed within the ALUC planning area shall be referred to the Commission for its review and approval.

Railroad

The railroad has been in operation for many years, rail traffic is infrequent and most of the adjacent uses are agricultural, commercial or industrial. No mitigation,

therefore, is necessary except for a noise analysis for any new development within the impacted area (See Noise Section below).

12. NOISE

a. Potential Impacts

Adverse noise conditions are generated by several sources in the community: Calexico International Airport, railroad, and traffic especially along major routes such as Highway 86. Noise from industrial and commercial uses is highly localized and is not considered an adverse impact.

Calexico International Airport

(See Circulation and Transportation Section above)

- Objecting to any new residences or other incompatible uses in the 70 db impacted area;
- Oppose further land division, new residences or incompatible uses except where noise attenuation techniques cannot reduce interior CNEL to 45 db and exterior CNEL to 65 db in the impacted areas;
- Limit parcel size to a minimum of 2 acres in the remainder of the area.
- Prohibit all "very sensitive uses" and institutions for the care of people and discourage all "sensitive" uses within the 60 db contour.

b. Mitigation Measures

The Noise Element recommends that the City adopt and enforce a community noise ordinance which regulates the time of construction activities, domestic and farm animals, automobile noise, and industrial and commercial traffic through residential neighborhoods.

The Noise Element includes information illustrating the limits or current and future adverse noise levels. It establishes acceptable outdoor noise levels for single-family residential (60 dBA CNEL), multiple family residential (65 dBA CNEL), and an indoor level of 45 dBA CNEL. The recognition of the location of future noise levels principally along arterial roadways in the design of future development will mitigate adverse noise levels. Policies in the Plan address acceptable design methods of reducing noise such as setbacks, clustering, architectural design and orientation, and window placement and construction (Noise Element, Acceptable Noise Levels Policies 1.a-d; Land Use Compatibility, Policies 2.a-c; Circulation Compatibility, Policies 3.a-e; Noise Attenuation Measures, Policies 4.a-e; Noise Ordinance, Policy 5.a).

Calexico International Airport

(See Circulation and Transportation Section above for mitigation of Calexico International Airport generated noise)

13. PARKS AND RECREATION

a. Potential Impacts

The Parks and Recreation Element establishes standards for park development, examines the recreational needs of the community and recommends the establishment of new parks and improvements to existing ones.

b. Mitigation Measures

The Parks and Recreation Element policies establish standards for park and recreation planning consistent with existing and future needs. Policies covering location, priority of development, design, joint use of public facilities, and the development of private recreational facilities are outlined. Provisions for funding the development of park facilities is also included (Parks and Recreation Element: Design of Facilities, Policy 2.a; Location of Facilities, Policies 3.a-i; Joint Use of Public Facilities, Policies 4.a-c; Financing Public Recreation, Policy 5.a-c; Private Recreational Facilities, Policies 6.a-g).

14. SCHOOLS

a. Potential Impacts

School-age children in the City of Calexico attend schools in the Calexico Unified School District. The District serves not only Calexico but Ocotillo and Plaster City and a large, primarily rural hinterland.

With an original capacity of 1250 students, Calexico High School currently has approximately 2100 students. With a capacity of 750, the six elementary schools currently have 1100 students enrolled. In order to accommodate the student body temporary trailers have been utilized.

b. Mitigation Measures

Educational policies in the Plan encourage the City to consider the effect on school enrollment of new development and to keep the Calexico Unified School District informed of new development and building permits to ensure that education facilities are not overburdened (Educational Facilities, Policy 1.d).

15. LIBRARY SERVICES

a. Potential Impacts

The City of Calexico maintains its own public library at 850 Encinas Avenue. The library has 45,000 volumes, is staffed by a full-time staff of three as well as four part time and one volunteer. The library is linked to other libraries in the Imperial Valley which increases the volumes available to the public.

There are currently no expansion plans, however, if an alternative meeting place were to be found for the City Council and Planning Commission meetings,

additional library space could be made available. The nearest county branch library is located in El Centro.

b. Mitigation Measures

Policies in the Plan support the continuation of library services with the maximization of shared library services (Library Facilities, Policy 2.a).

16. EMERGENCY SERVICES

a. Potential Impacts

Fire protection and communications are provided under contract with the Calexico Fire Department. The County fire station is located at the Calexico International Airport. The City does provide two fire engines at its station at 424 South Calexico Street. One engine from each station responds to each call. The police and fire departments are administered by the same Chiefs.

b. Mitigation Measures

Much of the City of Calexico is covered with a grid of irrigation canals. The Imperial Irrigation District can hold water in many of these canals using check structures for an undetermined amount of raw water storage.

17. PUBLIC UTILITIES

Water Service

a. Potential Impacts

Groundwater is not suitable for either domestic or irrigation use (see Groundwater Section). The City, therefore, is dependent on water imported for domestic and irrigation purposes from the Colorado River by the Imperial Irrigation District. With the completion of the Central Arizona Water Project, there has been a reduction in the amount of water available. The water has increased in salinity as development has occurred in the upper Colorado River Basin. This greater salinity increases the amount of water required to irrigate a given unit of land, may reduce agricultural productivity, and may require the use of more salt-tolerant crops or the removal of some lands from cultivation.

The City provides its own water treatment plant. Water treatment and delivery currently runs at 1,500,000 gallons/max.-day which is half of the 3,000,000 gallons/day maximum design capacity.

Potable drinking water is provided by the AAA Company or similar companies by truck deliveries. In an emergency, the ability to produce and deliver potable water exists at Ocotillo.

b. Mitigation Measures

Water delivery to the City of Calexico is currently adequate with substantial regional capacity to more than handle the projected City buildout of 5,871 dwelling units. Supplying adequate water to meet long-term, regional growth is an issue that must be resolved at higher levels of government: county, state and federal.

The Plan provides policies requiring new development to include water conservation measures, to limit water transmission line extensions to 1/4 mile, and to require the financing of land costs, construction, and maintenance of new water delivery facilities by the new development served (Water Services and Facilities, Policies 8.a-d).

To conserve water, the Plan encourages the City to explore the feasibility of utilizing reclaimed water for non-contact usage and to require the preplumbing of new residential construction to use reclaimed waste water for home landscape irrigation.

Sewer Service

a. Potential Impacts

The City of Calexico operates its own sewage treatment plant which has substantial capacity to accommodate future growth. The plant, which currently has a 700,000 gallon/day capacity and expansion capability to 1,400,000, is currently handling only 300,000 gallons/day.

b. Mitigation Measures

The Plan requires that sewer service capacity exist prior to new development, that expansions be at the expense of the new development, that extensions not be over undeveloped areas and that expansions maintain the current level of service (Sewer Service and Facilities, Policies 9.a-d)

Solid Waste

a. Potential Impacts

Solid waste disposal services is by contract with the Imperial Valley Sanitation. The solid waste is taken to the landfill located at 104 East Robinson Road, east of and outside the City limits of Calexico. Currently there is a 5-year capacity projected to remain. The City of Calexico uses 400 tons/month.

b. Mitigation Measures

The Plan encourages the City to explore the feasibility of developing a suitably located solid waste transfer station, to promote recycling, and to support regional solid waste disposal efforts (Solid Waste Facilities, Policies 10.a-d).

Telephone, Cable Television, Electricity, and Natural Gas Service

a. Potential Impacts

Electricity

Electrical service is provided by the Imperial Irrigation District. The Calexico Irrigation District in 1988 experienced a peak load of 454 megawatts with total resources available of 552 megawatts. The transmission and distribution system is moderately resistant to earthquakes, although partial losses for relatively short periods are likely.

Natural Gas

Natural gas is provided by the Southern California Gas Company. Gas lines are less resilient to seismic stress than electrical distribution and the entire system is vulnerable to disruption. The most critical problems would occur at the customer service connections where explosions and fires from leaking gas are highly likely. A major seismic disaster could shut the system down for weeks.

Telephone

Telephone service is provided by Pacific Bell. The telephone system equipment and facilities are reasonably resistant to seismic damage but are vulnerable to failure due to an overload of calls after an emergency situation.

Cable Television

Cable television is provided by Imperial Valley Cablevision.

b. Mitigation Measures

Electricity

The Imperial Irrigation District on a continuing basis reviews projected electric load requirements and resource alternatives. The district goal is to have sufficient electricity to sustain future growth.

Electrical generating facilities and sources of power are varied and dispersed so that the chances of all being disrupted at the same time by seismic damage is low.

Natural Gas

To mitigate seismic damage to the natural gas transmission systems, two separate (although parallel) trunk lines serve the area. The Southern California Gas Company has also developed techniques to work on the pressurized lines to avoid costly and time-consuming repressurization procedures.

C. UNAVOIDABLE SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECTS

The purpose of the General Plan is to manage growth to the extent that no significant adverse environmental effects occur as a result of its implementation. In the overwhelming majority of the cases this is true. Some areas, however, cannot be fully mitigated by the policies and regulations included in the Plan. These are discussed as follows:

1. LAND USE

The growth anticipated by the General Plan will convert agricultural and undeveloped areas of the City to some form of development, primarily residential and industrial. The objectives of the Plan which encourage in-fill and contiguous development will reduce this impact, but not entirely eliminate it.

2. AIR QUALITY

The growth anticipated by the General Plan will contribute more air pollutants than are being contributed today. Several sections of the Plan have policy directives which will serve to reduce the pollutants generated to the least feasible amount, but it impossible to mitigate the problem entirely. The City of Calexico's contribution to the increase of air pollutants on a regional scale is a small fraction of the overall increase predicted.

3. WATER QUALITY

Anticipated growth will contribute more water pollutants to the local surface and groundwater than exist today. Pollutants would be mainly from increased refuse, industrial wastes, and automobile fluids washed from roadways into the local surface or groundwater system. Although the City's street sweeping service and the federal and state Environmental Protection Agencies' regulations mitigate the impacts to a certain extent, they cannot fully mitigate the problem.

4. TRAFFIC

New development generates additional traffic. Fortunately, in the City of Calexico, streets are wide and currently operating considerably below capacity. The impact of this added traffic, while it should not cause major problems, cannot be mitigated entirely.

5. AIRPORT HAZARDS AND NUISANCES

Growth generates increased air traffic and concomitant hazards and nuisances primarily from noise. Since Calexico International Airport is the main public airport for the entire Imperial County area, even if growth were totally halted in the City of Calexico, regional growth would still create increased air traffic. Policies adopted by the City working in conjunction with the County Airport Land Use Commission will serve to minimize these hazards.

D. ALTERNATIVES TO THE PROPOSED ACTION

1. NO PROJECT ALTERNATIVE

The No Project Alternative would be the continued use of the present General Plan which was adopted in 1973 and the Zoning Ordinance which was adopted in 1974. This Plan and Ordinance, however, do not deal adequately with several crucial problems such as noise and crash zone related to the airport and recently annexed areas. Several new issues have arisen since the adoption of these documents which lack clear policy directives.

The No Project Alternative is considered infeasible because the City is required by state law to adopt an up-to-date General Plan every 5 years and a consistent Zoning Ordinance.

2. GREATER URBAN DENSITY ALTERNATIVE

The General Plan proposes a land use pattern that is low or rural density overall. An alternative would be to increase densities overall to allow extensive urban development. The result would be a substantially larger population. While this alternative would create much greater opportunity for affordable housing, new jobs, and business expansion, the tradeoff would result in significant changes to both the existing developed areas of the City and the character of this development. Changes would include extensive redevelopment of most of the agricultural and open space land.

This alternative would create substantially more environmental impact than described in this report. The existing water, sewer, school, and roadway systems would require substantial upgrading at a tremendous cost to the community. Adverse environmental impacts would occur in all areas of the natural environment.

This alternative is not recommended because it is infeasible based upon current development and today's economics. Significant redevelopment and dislocation would occur at a tremendous cost to the community. The City of Calexico is not suited in terms of the economy, the environment or the level of public facilities and services for extensive urban development.

3. REDUCED GROWTH ALTERNATIVE

The General Plan at mid-range development proposes a dwelling unit increase of approximately 64 percent from approximately 4,589 dwelling units to a built out of approximately 7,550 dwelling units.

The reduced growth alternative would result in less of an impact on public services and facilities and on the natural environment and would be consistent with the community's desire to retain a rural character. Reduced growth, however, would substantially hamper the City's ability to encourage the development of affordable housing and would depress the long-term commercial viability of the City's business sector.

This Reduced Growth Alternative was rejected because it would artificially inflate the cost of housing in Calexico through the exclusion of higher densities, is not in line with current

economic trends, and would create an economic scenario not conducive to a healthy business environment.

E. THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

The General Plan combines both short-term planning objectives and long-term productivity, maintenance, and enhancement. The General Plan, therefore, is designed to achieve a reasonable balance between what can be done today and what should be reserved for the future. The policies of the General Plan, in particular, preserve Calexico's rural character over the urbanization that is continuing to occur in most California cities. The General Plan is a growth management strategy that emphasizes long-term productivity over short-term gains or uses.

F. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The General Plan, while it does provide guidance and strategies for the orderly commitment of resources, in and of itself does not commit resources. The secondary effects of the Plan, such as anticipated growth, will commit undeveloped land to development, nonrenewable energy resources to use, and the City to a definite course of action consistent with the Plan. The General Plan, however, achieves a balance based upon expressed community values between what will be lost and what will be preserved or enhanced. The Plan will preserve Calexico's rural character even though development will occur. In this way, the Plan proposes a long-term community planning scenario that is consistent with the goals of the City.

G. GROWTH INDUCING EFFECTS

The General Plan at mid-range development anticipates a 68 percent increase in the number of dwelling units between 1989 (4,589) and buildout (7,550). The Plan has reduced the overall amount of commercially zoned land, but still permits commercial uses in the industrial area, with some controls. It will probably increase commercial activity as a result of the planning effort undertaken (i.e., the General Plan process usually creates short-term interest in development after adoption).

The growth anticipated in the Plan, however, is consistent with the community goals and is mitigated by the policies and regulations included in the Plan. The growth induced by the Plan, therefore, is considered to be healthy for the long-term viability of the City of Calexico as a community.

CITY OF CALEXICO

MITIGATION MONITORING PROGRAM

INTRODUCTION

The California Public Resources Code was amended effective January 1, 1989, to add Section 21081.6, implementing AB 3180. This section requires a public agency to prepare and adopt a monitoring and reporting program for assessing and ensuring the implementation of mitigation measures identified in an environmental impact report.

The following mitigation monitoring program, because the EIR for the General Plan and Zoning Ordinance is a program document that relies on the continuation of the various services and programs which City departments currently provide. Because the majority of the mitigation measures are General Plan policies and implementation measures, the monitoring program will focus on the City's compliance with the General Plan policies and programs.

MONITORING PROGRAM

The mitigation monitoring program requires only two measures to assess and report on the implementation of the required mitigation measures. These procedures will be the responsibility of the City of Calexico Planning Department, with assistance from other city departments for technical information and staff time as necessary.

1. The Planning Department shall report on the general progress of General Plan policies and implementation programs in an annual report to the City Council. This annual report is currently required by state law. In the report, the Planning Director shall review how well the implementing programs are meeting the goals, policies, and requirements of the General Plan.

2. The Planning Department shall coordinate with special districts both within and outside the city that have jurisdiction or responsibility for specific issues. The City will coordinate with the Imperial Irrigation District and the school district to make sure development within the planning area is coordinated with the provision of services. The City will also coordinate with county and regional governmental agencies to assess compliance with regional transportation and air quality goals. The Planning Department shall report to the City Council on all coordination activities annually, beginning 2 years after General Plan adoption.

RESPONSE TO COMMENTS

Only one written comment was received within the 45 day comment period. The letter is attached and follows the response below.

1A. As the Draft EIR analyzes secondary effects and is not a project-level document, the anticipated quantities of solid wastes to be generated during construction of project structures and after project completion cannot be determined at this time. The text on page EIR-12 under Solid Waste - a. Potential Impacts is hereby expanded to include the following:

> "The anticipated solid wastes to be generated during construction of project structures and after project completion include household, commercial, and industrial wastes consisting of paper, plastics, glass, metals, household hazardous waste, inert solids, yard waste, and other organics."

1B. See response to comment 1A. above.

1C. The quantity of additional sewage sludge requiring landfilling generated by the project would be purely speculative cannot be definitively determined at this time.

1D. As the quantities of solid waste and sewage sludge that would be generated by the project are unknown at this time, potential impacts to remaining landfill capacity cannot be determined.

1E. The text on page EIR-12 under Solid Waste - a. Potential Impacts is hereby expanded to include the following:

> "The City has identified unauthorized dumping of construction-related wastes (e.g., pip-rap, concrete asphalt, lumber) has occurred along the banks of the New River. Hazardous wastes are not known to be included in the construction wastes."

The text on page EIR-12 under Solid Waste - b. Mitigation Measures is hereby expanded to include the following:

> "2. The City shall take measures to notify the public and those associated with future development within the City of the appropriate solid waste disposal facilities. If necessary, signs shall be posted in areas along the New River warning of the unlawfulness and consequences of illegal dumping.

2C. The landfill at 104 East Robinson Road is currently unpermitted due to a change in the operator and ownership. The LEA (Imperial County Health Department) anticipates that a Solid Waste Facilities Permit will be issued for this landfill in the first quarter of 1992.

2D. The 5-year landfill capacity projection was based on the current General Plan. Policy 10. e. of the Plan discusses City support on regioanl solid waste disposal efforts. The text on page EIR-12 under Solid Waste - b. Mitigation Measures is hereby revised to as follows:

> "... and to support regional solid waste disposal efforts (Solid Waste Facilities. Policies 10a-e.)."

3. Policies 10 a. through d. of the General Plan update, which address the need for a solid waste transfer station, recycling and the possibility of constructing a waste to energy type facility, is reference in the mitigation measures of the Draft EIR. The comments made regarding recycling and source reduction

made are pertinent to the project and are hereby incorporated in the text on page EIR-12 under Solid Waste - b. Mitigation Measures as follows:

"3. The City shall examine the feasibility of implementing a curbside recycling program.

4. The City shall encourage the use of insulation and other products made of recycled materials in the construction of development structures.

5. The City shall encourage the inclusion of storage areas for recyclables in the design of the residential, commercial, and industrial units.

6. The City shall inform residents and businesses about recycling services and identify buy back centers and possible markets for recyclables in the area.

7. The City shall suggest to residents and businesses that they recycle glass, metal, paper, cardboard, and other materials to the maximum extent feasible.

8. The City shall suggest to residents and businesses that they utilize products made from recycled materials to the maximum extent possible.

9. The City shall suggest to residents and businesses that they implement source reduction programs to reduce the amount of waste produced."

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